



melvyn
Danes
ESTATE AGENTS

Simms Lane

Hollywood

Offers Around £300,000

Description

Situated in this most convenient location, just off Houndsfield Lane, this extended semi detached house is ideally positioned to take advantage of the local amenities of Hollywood and Wythall.

Local shops and convenience stores can be found on Drakes Cross Parade just around the corner and further up the Alcester Road one can find Sainsburys and other retail outlets and back towards the M42 to Becketts island.

The property is located close to primary schooling at Coppice infant and junior and senior schooling at Woodrush Senior School which are both sited in Shawhurst Lane. (Education facilities are subject to confirmation from the Education Department). Alongside the new Hub with library, gymnasium and coffee shop. There is easy access to the Alcester Road in Hollywood which in turn provides access to the M42 motorway and beyond.

The nearby village of Wythall has its own railway station offering commuter services between Birmingham and Stratford Upon Avon, and local bus services provide access to Redditch, Shirley and the City of Birmingham.

Set back from the road via a lawned foregarden, a UPVC front door opens in the porch, leading into the hallway with stairs to the first floor accommodation, from the lounge double doors give access to a fitted kitchen with wet room off.

On the first floor there are three bedrooms and a shower room.

The garden is accessed from the lounge and kitchen and being mostly paved for ease of maintenance and has gated side access.



PORCH

HALLWAY

LOUNGE

17'1 x 12'2 max (5.21m x 3.71m max)

DINING ROOM

12'4 x 10'7 (3.76m x 3.23m)

EXTENDED KITCHEN

17'8 x 11'9 max (5.38m x 3.58m max)

WET ROOM

LANDING

BEDROOM 1

11'10 x 11'1 (3.61m x 3.38m)

BEDROOM 2

12'1 x 10'9 max (3.68m x 3.28m max)

BEDROOM 3

8'7 x 8'0 over bulkhead (2.62m x
2.44m over bulkhead)

SHOWER ROOM

FRONT & SIDE GARDENS



TENURE: We are advised that the property is freehold.

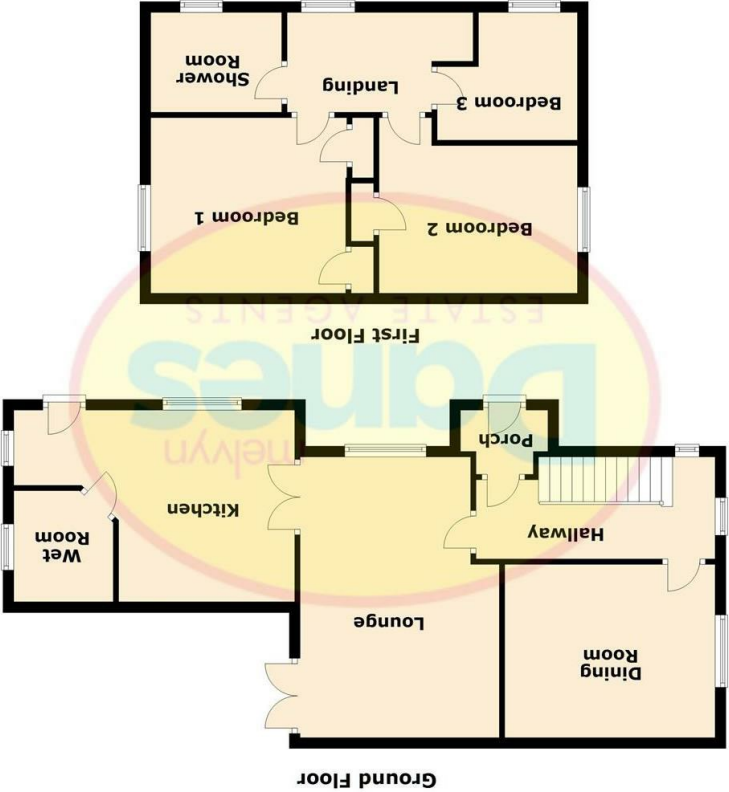
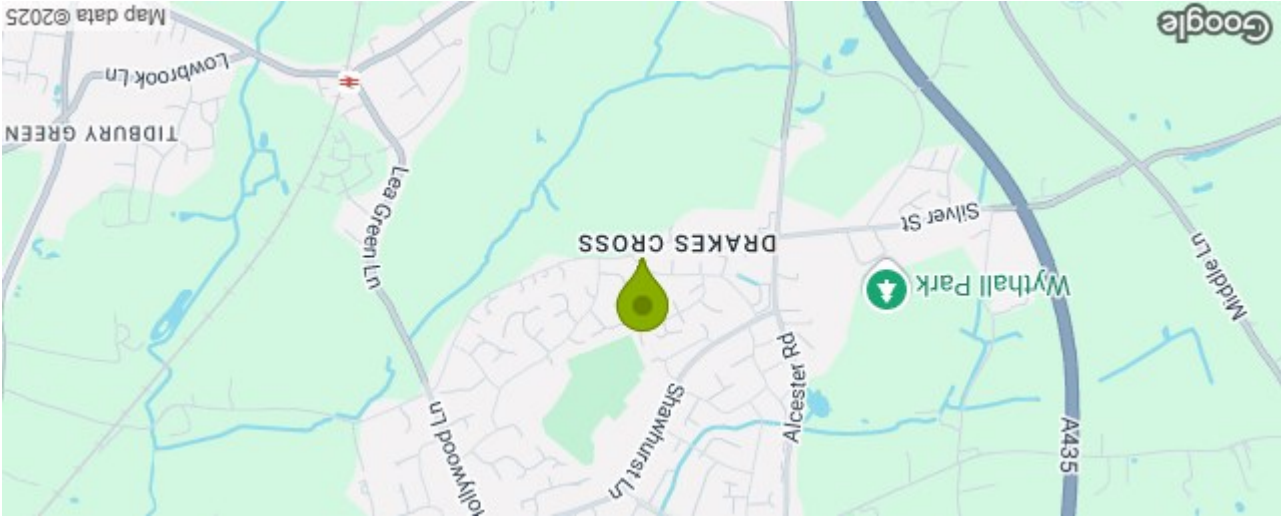
BROADBAND: We understand that the standard broadband download speed at the property is around 14Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Data taken from checker.ofcom.org.uk on 05/02/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have mobile coverage (data taken from checker.ofcom.org.uk on 05/02/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

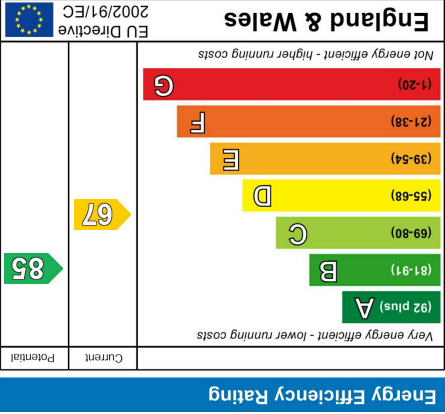
VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor. Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



50 Simms Lane Hollyood Hollyood B47 5HY
Council Tax Band: C



Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.