



melvyn
Danes
ESTATE AGENTS

Shawhurst Gardens

Hollywood

Offers Around £475,000

Description

Situated in this most convenient location, amongst a small exclusive gated development of bungalows built around 2000 ideally located for local shops and the amenities in Hollywood and Wythall.

The property is close to primary schooling at Coppice infant and junior and senior schooling at Woodrush Academy which are both sited within the road itself. (Education facilities are subject to confirmation from the Education Department).

There are local shops at both Drakes Cross and May Lane, a medical centre and easy road access via the Alcester Road to the M42 motorway and beyond forming the hub of the midlands motorway network.

The neighboring village of Wythall has its own railway station as well as nearby Whitlocks End offering commuter services between Birmingham and Stratford Upon Avon, local bus services provide access to Redditch, Birmingham, Shirley and Solihull Town Centres with their excellent shopping centres.

An enviable location therefore, for this detached property which is set back from Shawhurst Lane via electric gates, a block paved driveway with ample parking and lawned side garden gives access to UPVC double glazed door opening into the pleasant entrance hallway with doors off to a master bedroom with refitted ensuite shower room, second double bedroom, modern bathroom, refitted kitchen diner, large lounge with outlook over the rear garden and superb conservatory. The rear garden has a paved patio and footpath, shaped lawn, fencing to boundaries and gated side access.



ENTRANCE HALLWAY

LOUNGE

16'3 x 11'11 (4.95m x 3.63m)

MODERN KITCHEN DINER

18'8 x 8'8 (5.69m x 2.64m)

CONSERVATORY

18'0 x 13'3 max (5.49m x 4.04m max)

MASTER BEDROOM

11'10 into bay x 11'10 (3.61m into bay
x 3.61m)

REFITTED EN SUITE

BEDROOM 2

13'5 x 8'6 (4.09m x 2.59m)

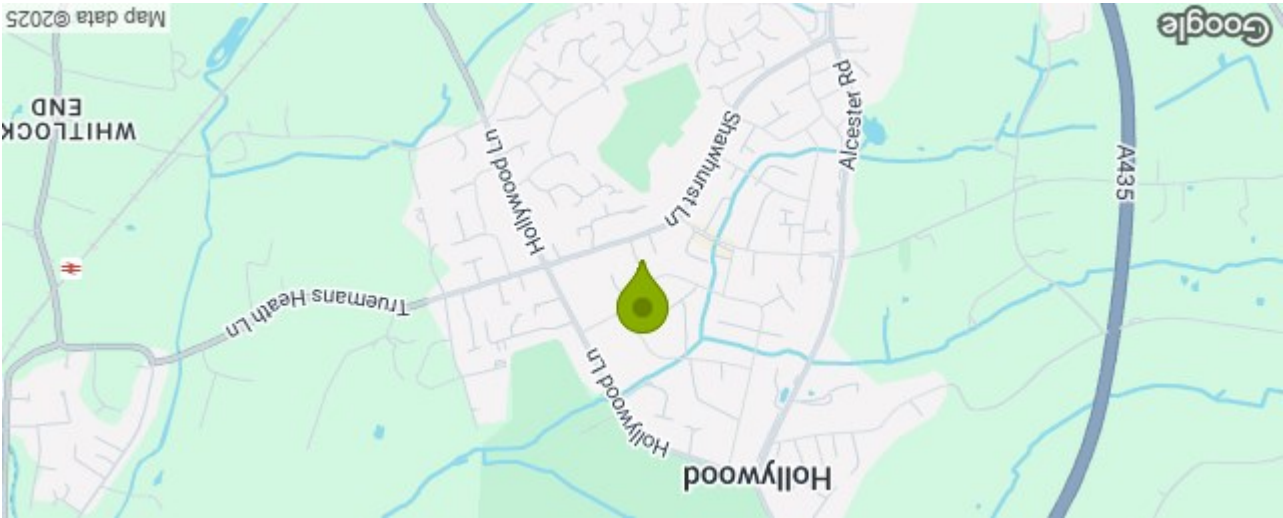
MODERN BATHROOM

UTILITY

FRONT STORE

PRIVATE REAR GARDEN

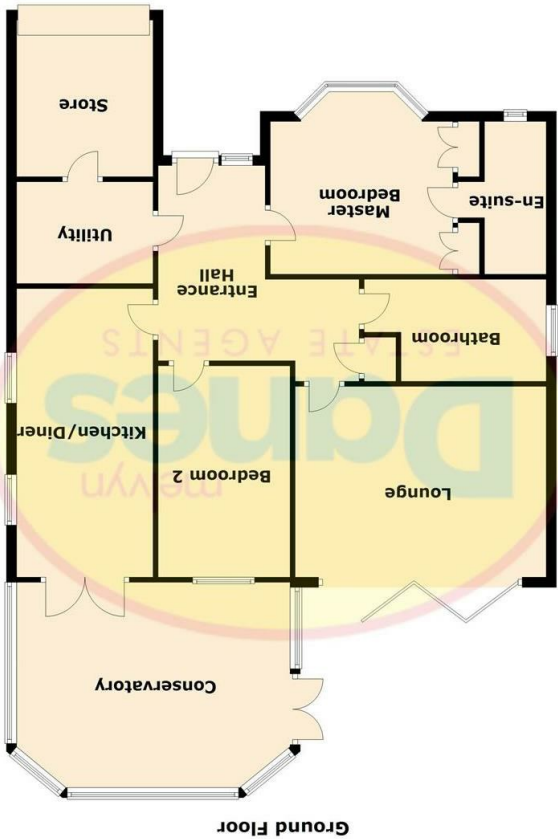




Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		Not energy efficient - higher running costs
Potential	Current	A (92 plus)
		B (81-91)
		C (69-80)
		D (55-68)
		E (39-54)
		F (21-38)
		G (1-20)

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.

4 Shawhurst Gardens Hollywood B47 5JQ
Council Tax Band: E



TENURE: We are advised that the property is freehold, there is a community charge of £500 per annum.

BROADBAND: We understand that the standard broadband download speed at the property is around 8Mbps, 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 900 Mbps. Data taken from checker.ofcom.org.uk on 13/02/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 13/02/2025). 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.