

A yellow oval logo with a green border. The word 'melvyn' is in a small, green, sans-serif font. Below it, the word 'Danes' is in a large, bold, green, sans-serif font. At the bottom, the words 'ESTATE AGENTS' are in a smaller, green, sans-serif font.

melvyn
Danes
ESTATE AGENTS

A photograph of a two-story brick house with a gabled roof. The house has a white front door with a small window and a white-framed glass extension to the side. To the left of the door is a red double garage door. The house is surrounded by a gravel driveway, a green lawn, and a large, rounded green bush. A black car is parked on the right. The sky is blue with some light clouds.

Lynbrook Close

Hollywood

Offers Around £420,000

Description

Lynbrook Close is a pleasant cul de sac made up of modern Bryant's built houses built alongside a small stream at the entrance which is a tributary to the River Cole.

There is the benefit of local shops at nearby Drakes Cross Parade and Hollywood Lane, and easy road access to the Alcester Road in Hollywood which in turn provides access to the M42 motorway forming the hub of the midlands motorway network..

The property is within easy access to Shirley, via Truemans Heath Lane, with its comprehensive shopping facilities and Maypole via the Alcester Road.

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 the City of Birmingham.



Accommodation

Set back from the road via a block edged tarmac driveway, a UPVC double glazed front door opens into the porch with further door into the lounge with stairs to the first floor accommodation and open access into the dining room, with bifold doors to the beautiful orangery, the fitted kitchen diner has a door to the rear garden, garage and ground floor WC. On the first floor there are three bedrooms and a bathroom. The rear garden has a paved patio leading to lawn with flower and shrub borders, fencing to boundaries and timber shed.

PORCH

LOUNGE

17'11 x 14'2 (5.46m x 4.32m)

DINING ROOM

11'0 x 9'1 (3.35m x 2.77m)

ORANGERY

17'3 x 9'10 (5.26m x 3.00m)

KITCHEN DINER

18'5 x 13'0 max (5.61m x 3.96m max)

GROUND FLOOR WC

BEDROOM 1

14'1 x 11'11 max (4.29m x 3.63m max)

BEDROOM 2

11'11 x 10'1 (3.63m x 3.07m)

BEDROOM 3

8'4 x 7'11 (2.54m x 2.41m)

BATHROOM

GARAGE

12'7 x 9'9 (3.84m x 2.97m)

REAR GARDEN



TENURE: We are advised that the property is freehold.

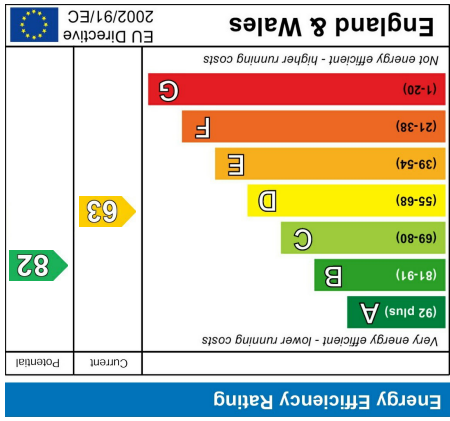
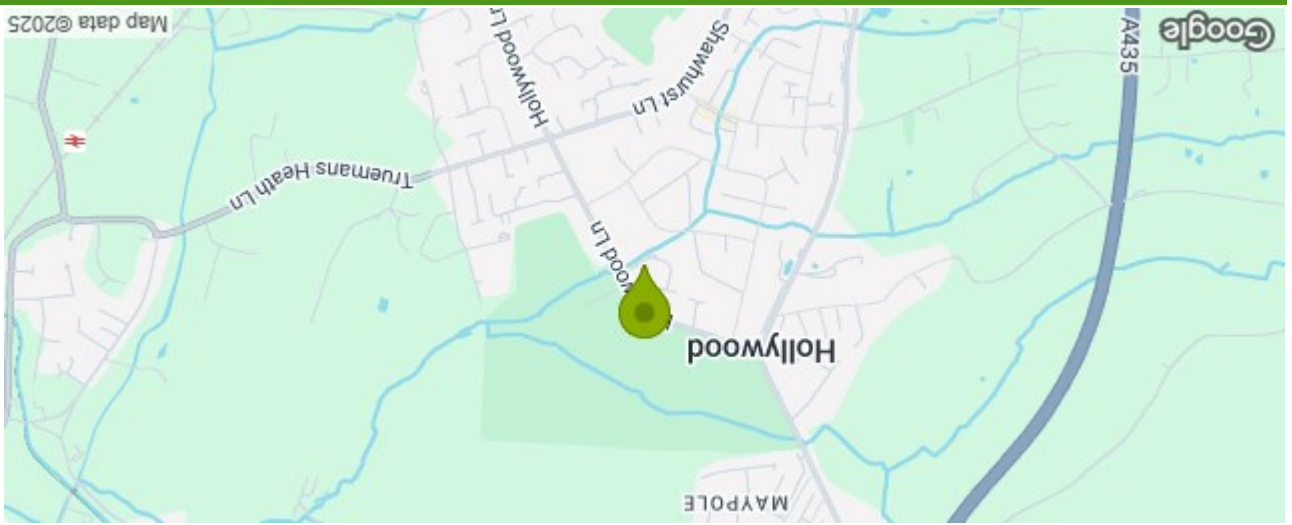
BROADBAND: We understand that the standard broadband download speed at the property is around 15Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Data taken from checker.ofcom.org.uk on 31/03/2025. 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 31/03/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

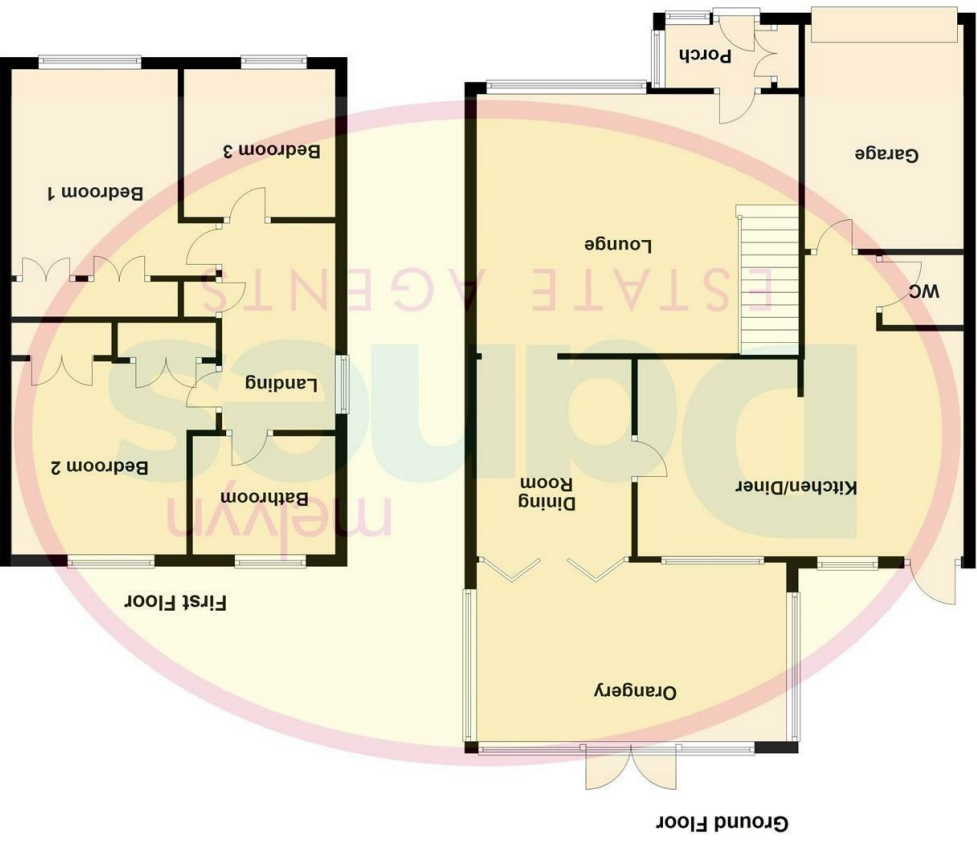
VIEWING: By appointment only with the office on the number below.

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.



8 Lynbrook Close Hollywood B47 5PU
Council Tax Band: E



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.