

A two-story semi-detached house with a light-colored textured exterior and a dark grey tiled roof. The house features a bay window on the left side and a white front door with a small arched window. To the right of the door is a white garage door. A paved driveway leads to the garage, and a silver car is parked on the right side. The house is surrounded by greenery, including a large yellow flower bed in the foreground and a green lawn. A yellow oval logo with the text 'melvyn Danes ESTATE AGENTS' is in the top right corner.

melvyn
Danes
ESTATE AGENTS

Hollywood Lane
Hollywood
Offers Around £425,000

Description

Situated in this most popular and convenient location this extended semi detached property offers generous family accommodation with close to the local amenities of Hollywood and Wythall.

There is well regarded schooling at Coppice Primary and Woodrush Secondary both of which are cited nearby on Shawhurst Lane. Education facilities are subject to confirmation from the Education Department.

Local shops can be found at Drakes Cross Parade and easy road access to the Alcester Road in Hollywood which in turn provides access to the M42 motorway and beyond forming the hub of the midlands motorway network.

The property is situated within easy access to Shirley along Truemans Heath Lane and one can continue back through Hollywood to Sainsbury's at the Maypole island, which also provides access to Birmingham city centre and the southern Birmingham suburbs.

There are railway stations nearby at Wythall and Whitlocks End offering commuter services between Birmingham and Stratford upon Avon, and local bus services provide access to the City of Birmingham, Redditch, Solihull and the surrounding area.



Accommodation

Set back from the road via a block paved driveway, a UPVC double glazed door opens into the porch with further door into the hallway with doors to two reception rooms and kitchen. A large utility with WC and door to the garage offers potential to extend the kitchen.

On the first floor there are four bedrooms, a bathroom and additional shower room.

The delightful mature rear garden has a paved patio area leading to shaped lawn with mature flower, herbaceous and shrub borders hedges and fencing to boundaries.

PORCH

LOUNGE

14'4 into bay x 11'5 (4.37m into bay x 3.48m)

DINING ROOM

12'0 x 11'5 (3.66m x 3.48m)

KITCHEN

8'3 x 8'3 (2.51m x 2.51m)

UTILITY

19'1 x 9'0 max (5.82m x 2.74m max)

GROUND FLOOR WC

LANDING

BEDROOM 1

15'6 into bay x 11'5 (4.72m into bay x 3.48m)

BEDROOM 2

12'0 x 11'5 (3.66m x 3.48m)

BEDROOM 3

13'3 x 8'6 (4.04m x 2.59m)

BEDROOM 4

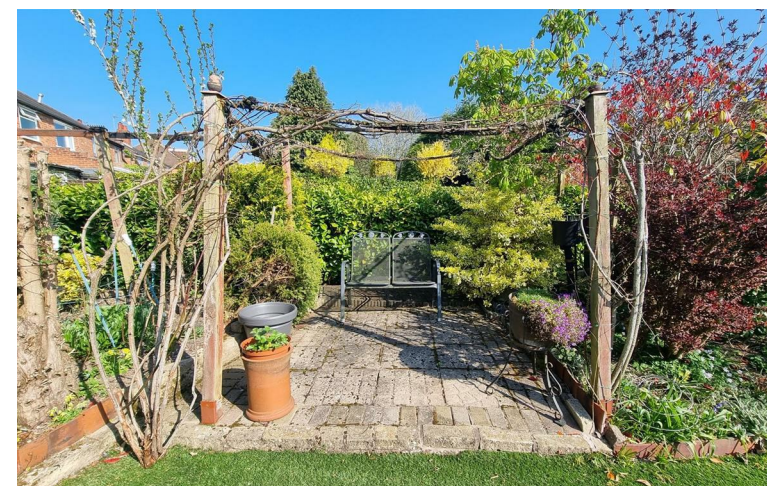
8'6 x 7'6 (2.59m x 2.29m)

BATHROOM

SHOWER ROOM

SIDE GARAGE

DELIGHTFUL MATURE REAR GARDEN



TENURE: We are advised that the property is freehold.

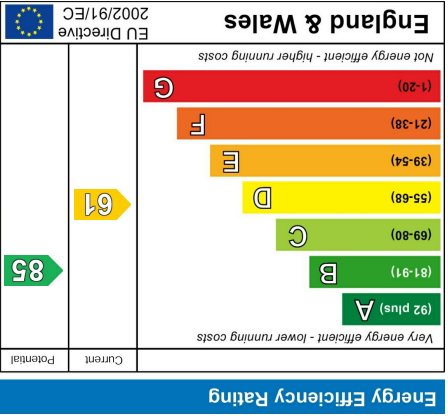
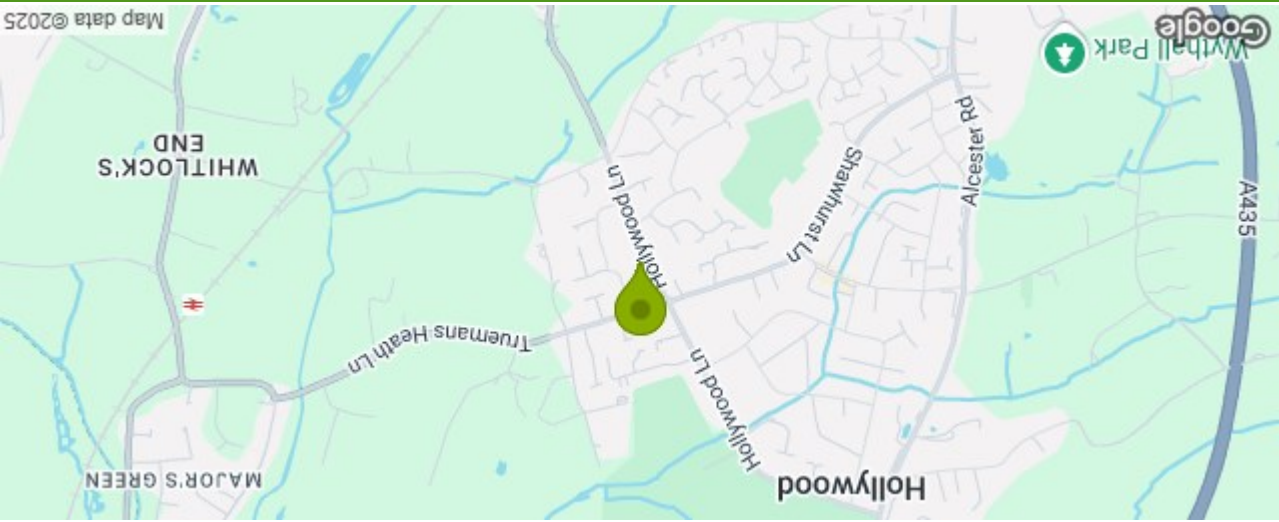
BROADBAND: We understand that the standard broadband download speed at the property is around 14 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Data taken from checker.ofcom.org.uk on 11/04/2025. 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 11/04/2025. Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

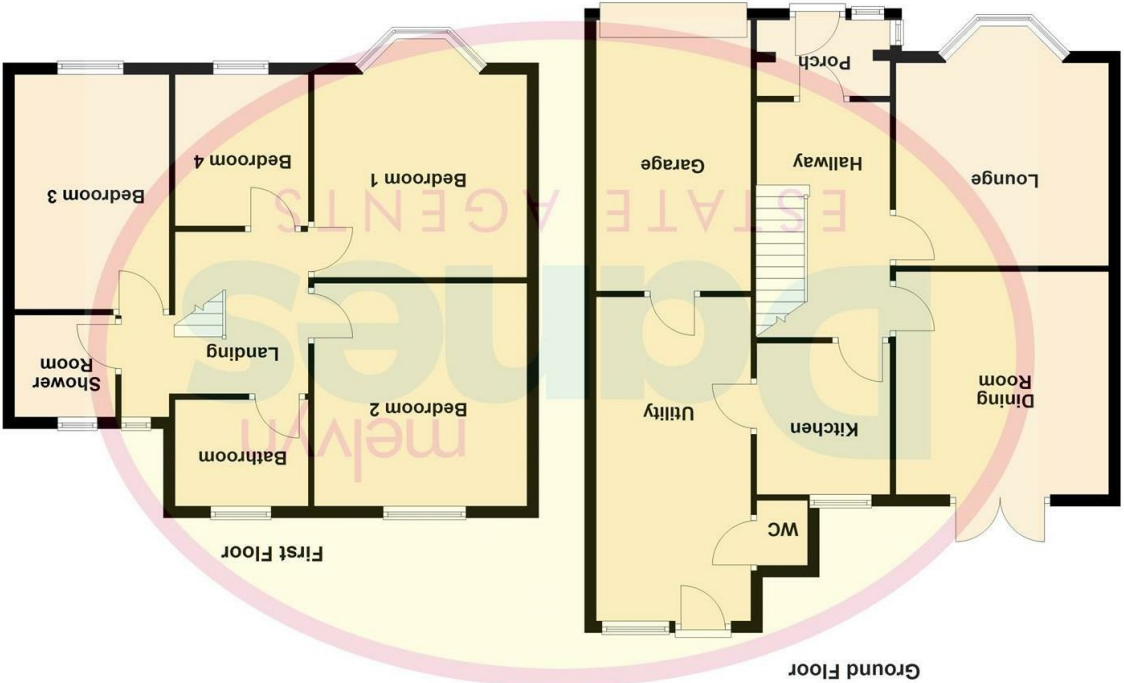
VIEWING: By appointment only with the office on the number below.

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. However, should those checks, for any reason, fail to adequately 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.



86 Hollywood Lane Hollywood B47 5QJ
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.