



melvyn
Danes
ESTATE AGENTS

Holly Drive

Hollywood

Offers Around £550,000

Description

A well appointed modern detached property offering generous family accommodation in this popular and convenient location close to the local amenities of Hollywood and Wythall.

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..

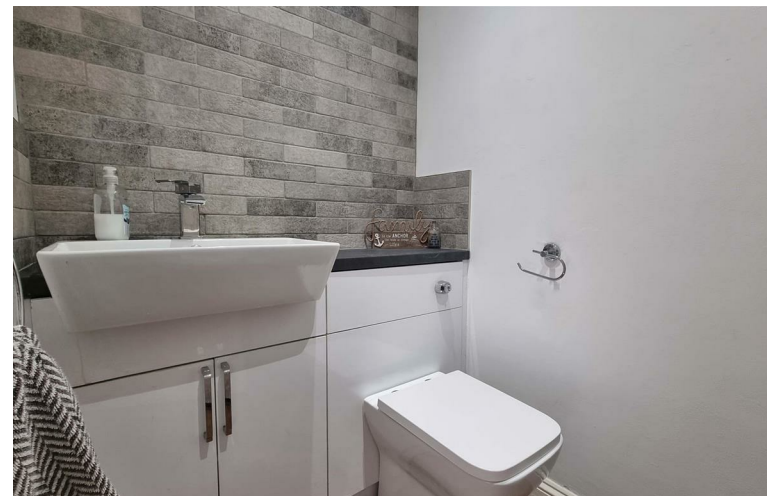
The property is within easy access to Shirley, via Truemans Heath Lane, with its comprehensive shopping facilities and Maypole via the Alcester Road.

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.

An ideal location therefore for this detached family home set back from the road via a block paved front driveway, a front door opens directly into the hallway with staircase to the first floor accommodation and doors into the guest cloaks WC, dining room, lounge and modern kitchen which has modern wall and base units and doors to the utility and rear garden.

On the first floor there is a master bedroom with en suite and three further bedrooms and family bathroom.

The rear garden has a paved patio leading to lawn with summer house with bar, fencing to boundaries and gated side access and courtesy door to the garage.



Accommodation

ENTRANCE HALLWAY

GUEST CLOAKS WC

LOUNGE

14'2 x 13'8 (4.32m x 4.17m)

DINING ROOM

10'8 x 10'0 (3.25m x 3.05m)

CONSERVATORY

MODERN KITCHEN DINER

15'4 x 9'9 (4.67m x 2.97m)

UTILITY

LANDING

MASTER BEDROOM

15'0 x 9'8 (4.57m x 2.95m)

EN SUITE

BEDROOM 2

11'4 x 10'8 (3.45m x 3.25m)

BEDROOM 3

13'7 x 9'7 max (4.14m x 2.92m max)

BEDROOM 4

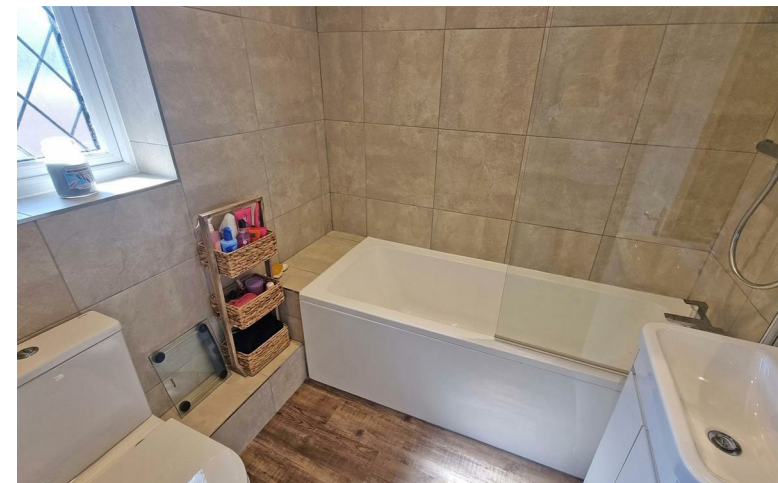
9'8 x 6'10 (2.95m x 2.08m)

BATHROOM

DOUBLE GARAGE

16'11 x 16'0 (5.16m x 4.88m)

REAR GARDEN



TENURE: We are advised that the property is freehold.

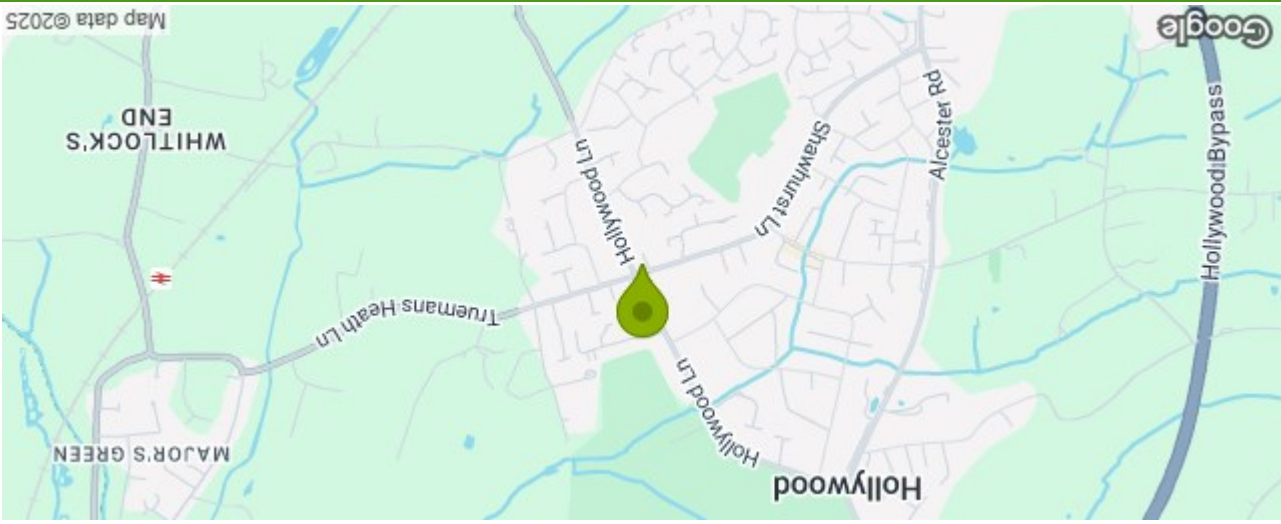
BROADBAND: We understand that the standard broadband download speed at the property is around 15 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 2000 Mbps. Data taken from checker.ofcom.org.uk on 30/06/2025. 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 30/06/2025. 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.



2 Holly Drive Hollywood B47 5JT Council Tax Band: F

Energy Efficiency Rating		
EU Directive 2002/91/EC	Current	Potential
	71	77
England & Wales		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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.