



melvyn
Danes
ESTATE AGENTS

Wythwood Road
Hollywood
Offers Around £375,000

Description

Situated in this popular location, just off Truemans Heath Lane and Hollywood Lane, this well presented and extended semi detached house offers generous living accommodation and is ideal for the local amenities of Wythall and Hollywood.

There are local shops in Hollywood Lane and Drakes Cross Parade on the Alcester Road. The property is situated with 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, along with the Hollywood by-pass which links to the M42, forming the hub of the national motorway network.

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.

An excellent location therefore for this semi detached house, which is set back from the road behind a gravel driveway, a UPVC front door opens into the porch with part glazed door into the hallway with stairs to the first floor accommodation and doors into the lounge and extended kitchen diner with windows and doors to the rear garden, from there the study gives access to the rear gardens, guest cloaks WC and garage.

On the first floor there are three bedrooms and a modern bathroom.

There is a small side garage with electric roller shutter door a rear garden with paved patio, lawn and fencing to boundaries.



Accommodation

PORCH

HALLWAY

LOUNGE

16'5 x 10'8 max (5.00m x 3.25m max)

EXTENDED KITCHEN DINER

15'8 x 16'6 max (4.78m x 5.03m max)

STUDY

GUEST CLOAKS WC

LANDING

BEDROOM 1

11'5 x 10'8 (3.48m x 3.25m)

BEDROOM 2

10'8 x 10'6 (3.25m x 3.20m)

BEDROOM 3

8'2 x 6'0 (2.49m x 1.83m)

MODERN BATHROOM

SIDE GARAGE

13'2 x 8'0 (4.01m x 2.44m)

REAR GARDEN



TENURE: We are advised that the property is freehold.

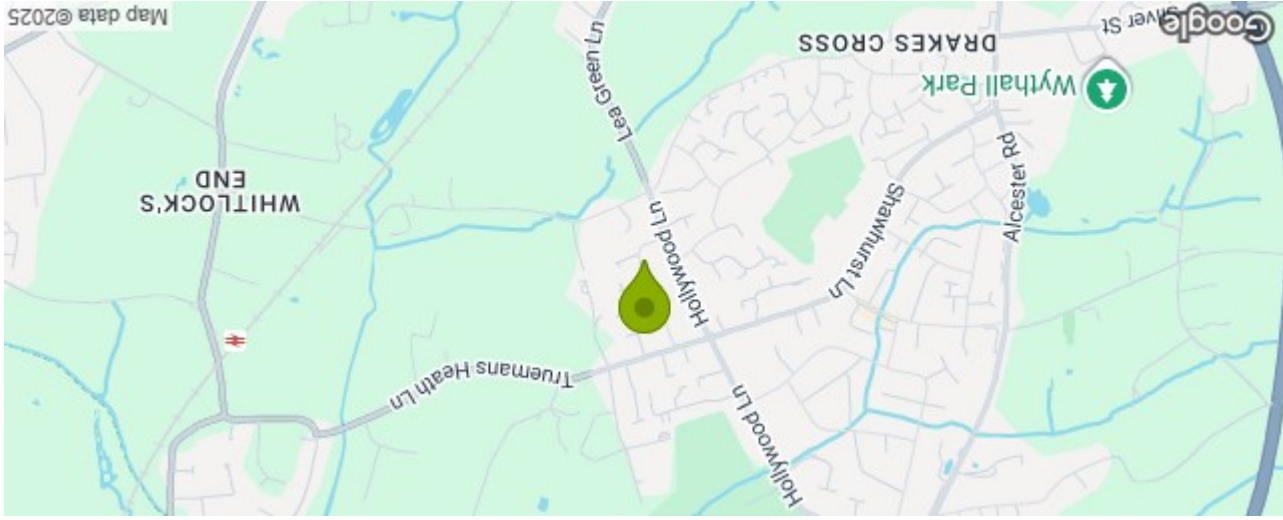
BROADBAND: We understand that the standard broadband download speed at the property is around 13 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 2000 Mbps. Data taken from checker.ofcom.org.uk on 01/07/2025. 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 01/07/2025. Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

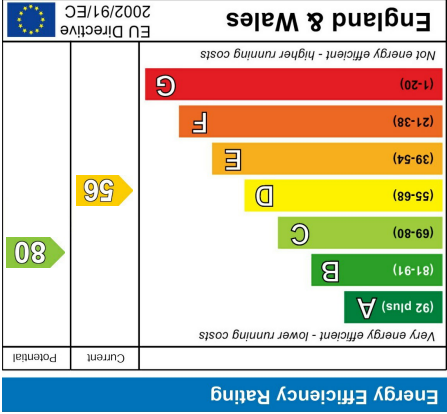
VIEWING: By appointment only with the office on the number below.

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9 Wythwood Road Hollywood B47 5QL
Council Tax Band: D



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