



May Lane, Hollywood

Offers Around £450,000

- PORCH
- LARGE LOUNGE DINER
- THREE DOUBLE BEDROOMS
- LARGE SIDE GARAGE CONVERTED INTO MULTIPLE STORE ROOMS
- REAR GARDEN
- HALLWAY
- REFITTED KITCHEN & BREAKFAST ROOM
- REFITTED BATHROOM
- UTILITY WITH WC
- EARLY VIEWING ESSENTIAL

Situated in this most convenient location, this traditional detached house is ideally located for the local amenities of Hollywood and Wythall. The property is close to well regarded primary schooling at Coppice infant and junior and senior schooling at Woodrush School which are both sited in nearby Shawhurst Lane. (Education facilities are subject to confirmation from the Education Department).

Local shops can be found on May lane itself and Drakes Cross Parade on Alcester Road.

There is easy road access via the Alcester Road in Hollywood which in turn provides access to the M42 motorway and beyond forming the hub of the midlands motorway.

Local buses provide access from Redditch and into Birmingham town center and the surrounding suburbs. The nearby village of Wythall has its own railway station offering commuter services between Birmingham and Stratford Upon Avon.

Set back from the road via a generous block paved front driveway, a UPVC double glazed door opens into the

PORCH

Having wall light point and UPVC double glazed door into the

HALLWAY

Having turned staircase to the first floor accommodation, ceiling light point, central heating radiator, Amtico flooring and doors into the lounge diner and breakfast room

LOUNGE DINER

26'10 x 13'8 max (8.18m x 4.17m max)



Having UPVC double glazed window to the front and sliding patio doors to the rear, two ceiling light points, three central heating radiators, Amtico flooring and fireplace with inset gas fire

BREAKFAST ROOM

10'9 x 10'0 max (3.28m x 3.05m max)



Having UPVC double glazed double doors to the rear garden, ceiling light point, central heating radiator, Amtico flooring and doorway into

REFITTED KITCHEN

16'2 x 8'0 (4.93m x 2.44m)



Having a modern range of wall, drawer and base units with worksurfaces over incorporating inset sink and drainer with mixer tap, space for range cooker, integrated fridge freezer and dishwasher, recessed ceiling spot lights, central heating radiator, Amtico flooring, UPVC double glazed windows to the front and side and door into the garage

LANDING

Having UPVC double glazed window to the front, ceiling light point, loft access and door to three double bedrooms and refitted bathroom

BEDROOM 1
16'5 x 9'6 (5.00m x 2.90m)



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator and built in wardrobes

BEDROOM 2
12'1 x 12'0 (3.68m x 3.66m)



Having UPVC double glazed window to the front, ceiling light point, central heating radiator and built in wardrobes

BEDROOM 3
11'6 x 7'4 (3.51m x 2.24m)

Having UPVC double glazed window to the front, ceiling light point, central heating radiator and built in wardrobes

REFITTED BATHROOM



Having UPVC double glazed window to the rear, recessed ceiling spot lights, heated towel rail, panelled bath, shower enclosure, pedestal wash hand basin, low level WC and ceramic wall and floor tiles

LARGE SIDE GARAGE
20'7 x 14'5 (6.27m x 4.39m)

Converted to four store/work shop rooms, could be easily opened back up.

With light and power, wall mounted central heating boiler and UPVC door to the rear garden

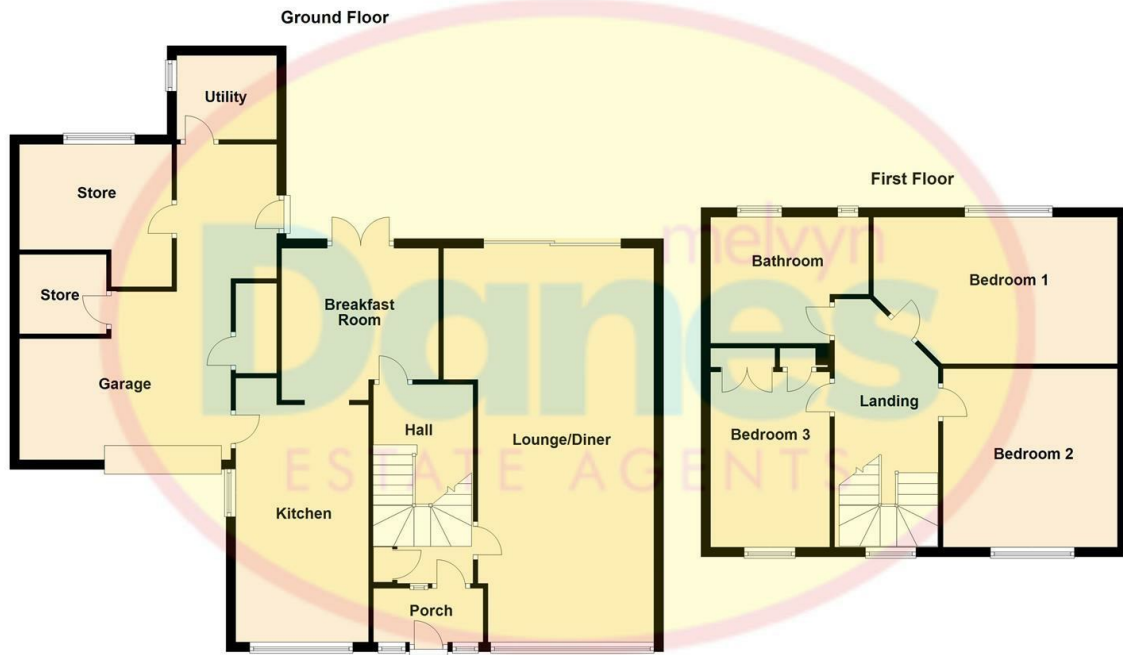
REAR GARDEN

Having decked patio leading to lawn with fencing to boundaries and coniferous screening



FLOOR PLAN

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.



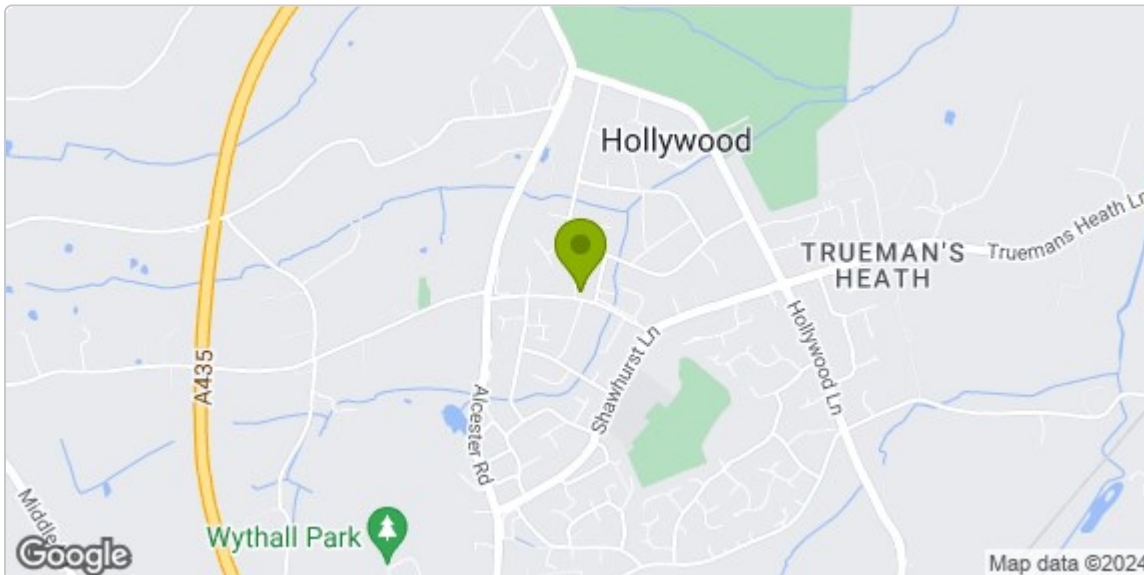
TENURE: We are advised that the property is Freehold

COUNCIL TAX BAND: E

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: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
51 May Lane Hollywood B47
5NX

Council Tax Band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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