

Lee Road

Hollywood

Offers Around £450,000

Description

Situated in this most popular location, this beautifully presented and maintained traditional larger style semi detached house offers spacious family accommodation close to all the local amenities of Hollywood and Wythall.

The property is located within walking distance to primary schooling at Coppice Primary and senior schooling at Woodrush Academy which are both sited in nearby Shawhurst Lane. (Education facilities are subject to confirmation from the Education Department).

Local shops can be found in May Lane and Drakes Cross parade there is easy access to Shirley via Truemans Heath Lane with its comprehensive shopping facilities including Parkgate and Asda and along Alcester Road to the Maypole where one can find Sainsburys and other popular retailers.

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 and the Alcster Road gives access to Redditch, Birmingham and junction 3 of the M42 which forms the hub of the midlands motorway network.

An enviable location for this property set back from the road via full width imprinted block edged driveway, UPVC sliding patio doors open into the porch with further door into the hallway, from which the guest cloaks WC and doors to the lounge and refitted kitchen diner with underfloor heating and doors to the dining room and side passageway giving access to the front and rear garden and garage.

On the first floor landing there are stairs to the second floor accommodation and three double bedrooms, modern bathroom and separate WC.

On the second floor landing a door gives access to a large bedroom with eave storage and Velux windows.

The rear garden is a delightful assett to this property with composite decking, shaped lawn, well stocked flower, shrub and herbaceous borders including sub tropical palms and planting. The rear of the garden has a summer house and timber shed.













Accommodation

PORCH

HALLWAY

GUEST CLOAKS WC

LOUNGE
14'11 x 11'2 (4.55m x 3.40m)

DINING ROOM
10'11 x 8'10 (3.33m x 2.69m)

REFITTED KITCHEN
13'11 x 8'10 (4.24m x 2.69m)

FIRST FLOOR LANDING

BEDROOM 1
14'11 x 10'10 (4.55m x 3.30m)

BEDROOM 2
14'1 x 8'11 (4.29m x 2.72m)

BEDROOM 3
11'9 max x 7'9 (3.58m max x 2.36m)

SECOND FLOOR LANDING

BEDROOM 4
16'4 x 13'8 with restricted head room (4.98m x 4.17m with restricted head room)

LANDSCAPED REAR GARDEN

INTEGRAL GARAGE
15'10 x 7'10 (4.83m x 2.39m)













TENURE: We are advised that the property is freehold.

BROADBAND: We understand that the standard broadband download speed at the property is around 9 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 25/02/2026. Actual service availability at the property or speeds received may be different.

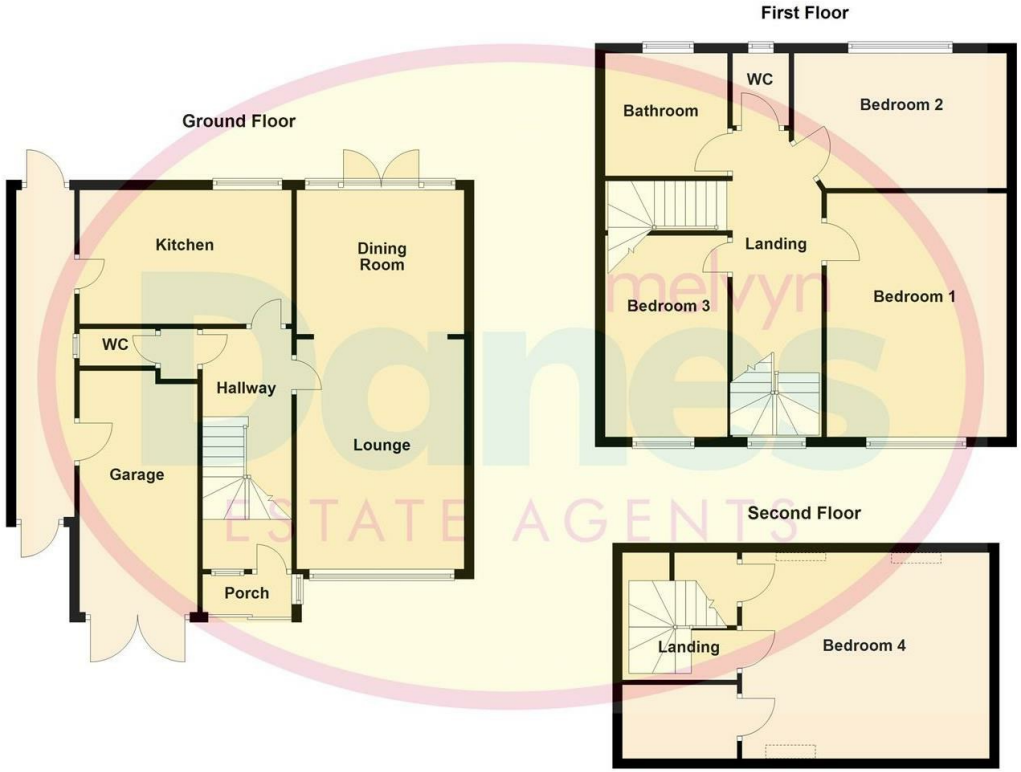
MOBILE: Please refer to checker.ofcom.org.uk for mobile coverage at the property. This can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

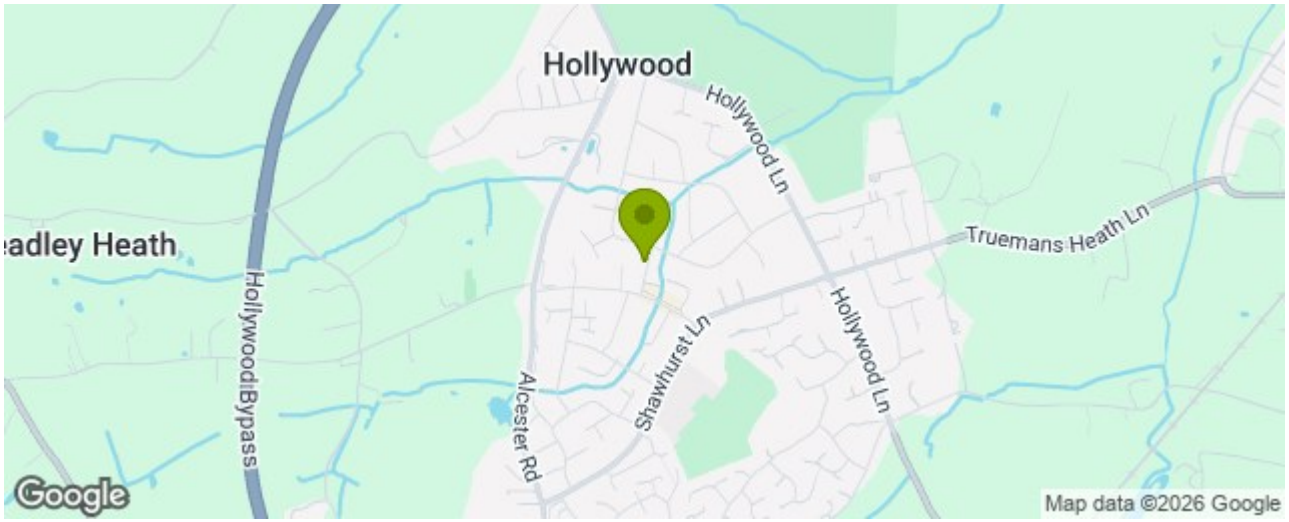
VIEWING: By appointment only with the office on the number below.

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.

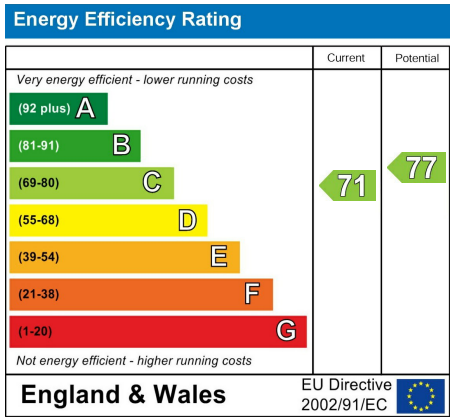
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and 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 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 a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.





15 Lee Road Hollywood Hollywood B47 5NY
Council Tax Band: D



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.