smarthomes

Alcester Road

Hollywood, Birmingham

- A Detached Three Bedroom Family Home
- Fitted Kitchen, Through Lounge/Diner & Family Room/Snug
- Southerly Facing Rear Garden
- Planning Approval for a Four Storey Four Bedroom Property

£375,000

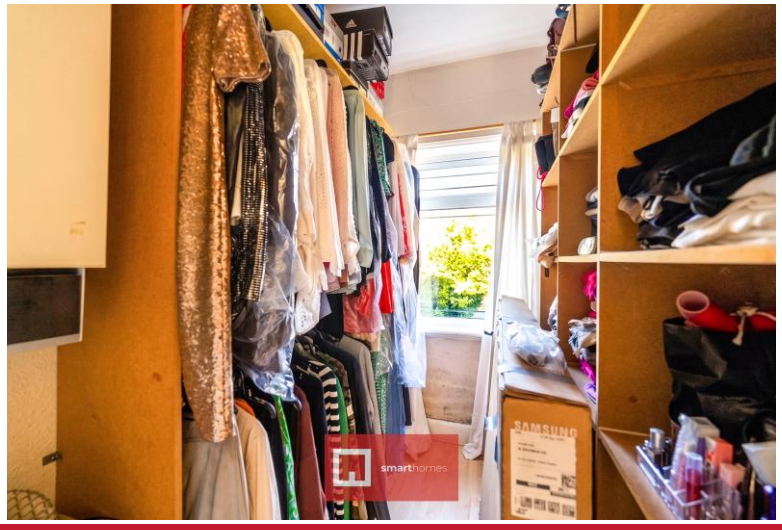
Current EPC Rating - 35

Current Council Tax Band - D

Property Description

A detached three bedrooms family home situated in a delightful semi-rural location and being sold with the benefit of planning approval for a substantial replacement four bedroom, four storey dwelling. Currently offering accommodation comprising a through lounge/diner, fitted kitchen, snug, family bathroom, separate W.C, Southerly facing rear garden and driveway parking

Wythall and Hollywood are superb locations providing good transport links to Birmingham City Centre and the M42. Nearby railway stations include Wythall and Whitlocks End offering commuter services between Birmingham and Stratford-Upon-Avon. Local schooling includes Coppice Primary School, Meadow Green Primary School, Woodrush Senior School and Sixth Form Education facilities subject to confirmation from the Education Department. There is the added benefit of local shops at nearby Drakes Cross Parade, May Lane, Station Road and easy road access along the Alcester Road leading to the Maypole island with Sainsburys supermarket.



Rooms & Measurements

Through Lounge/Diner 7.42m x 2.97m (24'4" (into bay) x 9'9")

Fitted Kitchen 2.84m x 1.98m (9'4" x 6'6")

Snug/Family Area 4.39m x 4.34m (14'5" (max) x 14'3" (max)

Bedroom One to Front 3.86m x 3.05m (12'8" (into bay) x 10'0")

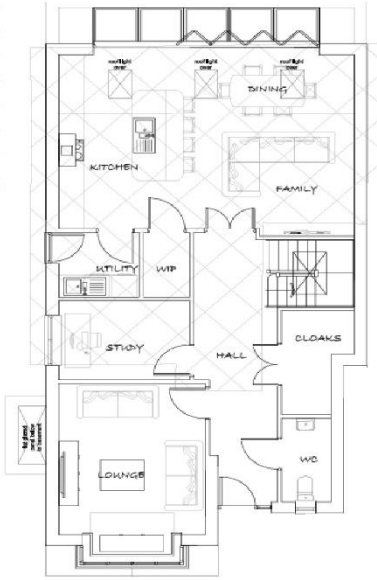
Bedroom Two to Rear 3.43m x 2.97m (11'3" x 9'9")

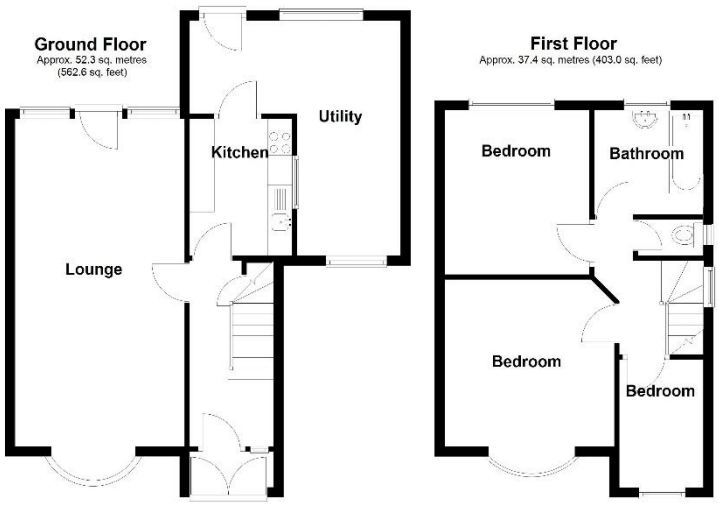
Bedroom Three to Front 2.34m x 1.65m (7'8" x 5'5")

Family Bathroom to Rear 2.03m x 1.93m (6'8" x 6'4")

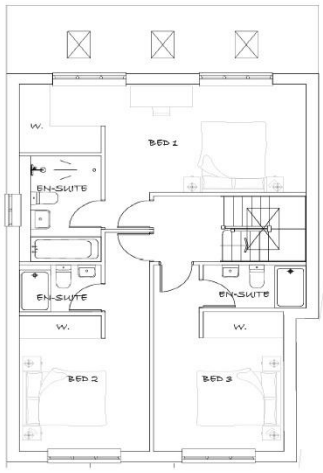
Planning Approval
The property further benefits from planning approval for a substantial four double bedroom, five bathroom four storey detached property with basement accommodation. Please note that the CGI images are for reference only

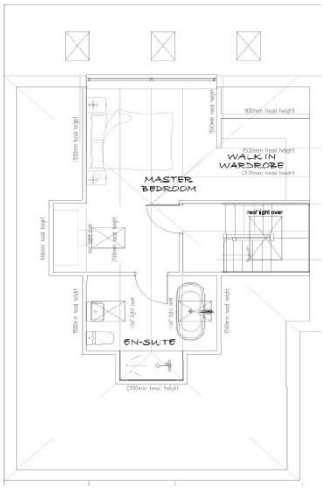
Tenure
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – D





Total area: approx. 89.7 sq. metres (965.5 sq. feet)





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.