



melvyn  
**Danes**  
ESTATE AGENTS

**Shawhurst Lane**  
**Hollywood**  
**Offers Around £325,000**

## Description

An ideal location for this two bedroom detached house close to the local amenities of Hollywood and Wythall.

Local schooling can be found within walking distance at Coppice Primary school and Woodrush Senior School on nearby Shawhurst Lane. Education facilities are subject to confirmation from the Education Department.

There is the benefit of local shops on May Lane, Drakes Cross parade and Alcester Road in Hollywood. The property is just a few minutes drive or by bus 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 midlands motorway network.

There are railway stations close by in Wythall and Whitlocks End offering commuter services between Birmingham and Stratford upon Avon, and local bus services provide access to the City of Birmingham, Redditch and the surrounding suburbs.



Set back from the road via a tarmacadam driveway leading to a large canopy porch, a part glazed door opens into the entrance hallway, with doors off to the ground floor WC, kitchen and open access into the large, bright lounge diner.

A turned staircase leads to the first floor landing with doors off to two large double bedrooms and a bathroom.

There is a garage and mature, well tended rear garden with paved patio area, shaped lawn and flower and shrub borders with gated side access.



#### CANOPY PORCH

#### HALLWAY

#### GUEST CLOAKS WC

#### KITCHEN

12'11 x 7'11 (3.94m x 2.41m)

#### LARGE LOUNGE DINER

24'10 max x 19'10 max (7.57m max x 6.05m max)

#### LANDING

#### BEDROOM 1

12'10 x 11'8 (3.91m x 3.56m)

#### BEDROOM 2

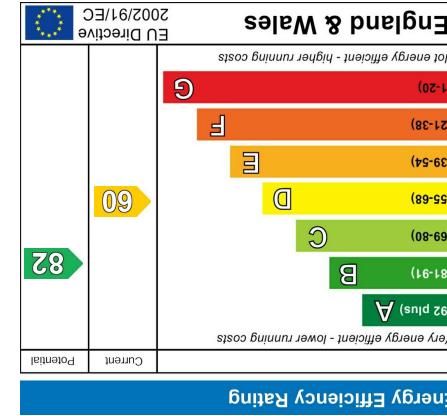
13'9 x 12'9 max (4.19m x 3.89m max)

#### BATHROOM

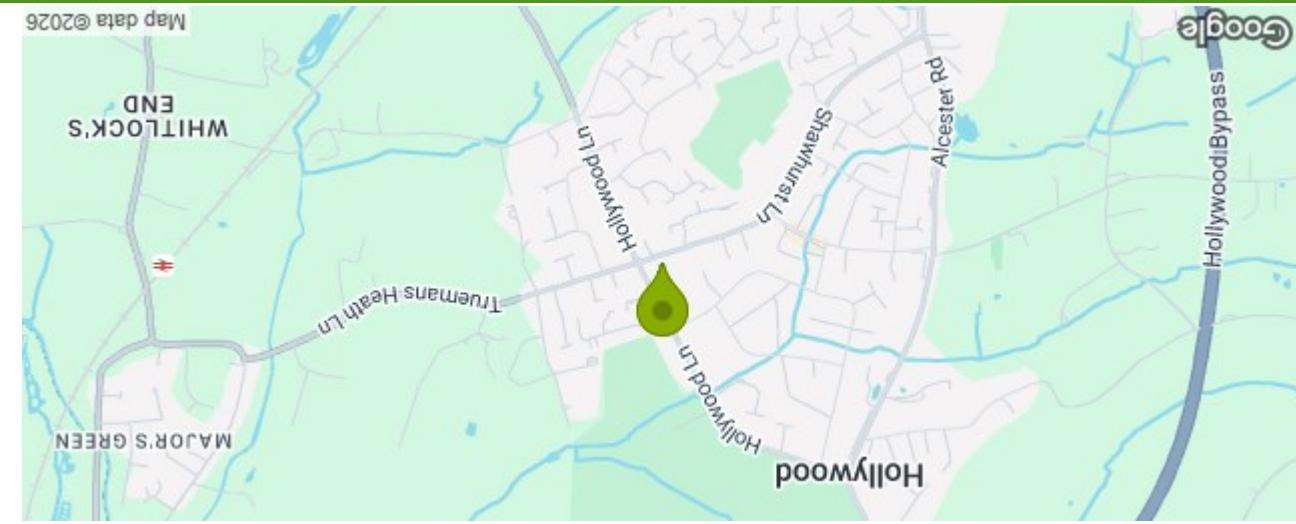
#### GARAGE

16'7 x 8'0 (5.05m x 2.44m)

#### WELL TENDED REAR GARDEN



199 Shawhurst Lane Hollywood B47 5JR  
Council Tax Band: D



MONKEY 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 individuals, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a professional offer accepted via this company will be liable to pay a consumer administration fee of £25 inclusive of VAT to cover these checks. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification 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.

CONSUMER PROTECTION FROM UNFAIR TRADING 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 a written confirmation of all legal and factual matters and information from the seller. Prospective purchasers should obtain a written confirmation of all legal and factual matters and information from the seller. The agent has not sought to verify the title of the property and they are in working order.

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

MOBILE: We understand that the property is likely to have mobile coverage (data taken from checker.ofcom.org.uk on 01/04/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

BROADBAND: We understand that the standard broadband download speed at the property is around 15Mbps, 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 1000 Mbps. Data taken from checker.ofcom.org.uk on 01/04/2025. Actual service availability at the property or speeds received may be different.

TENURE: We are advised that the property is freehold.