




Hollywood Lane, Hollywood, Birmingham, B47 5PP

Offers In Region Of £525,000

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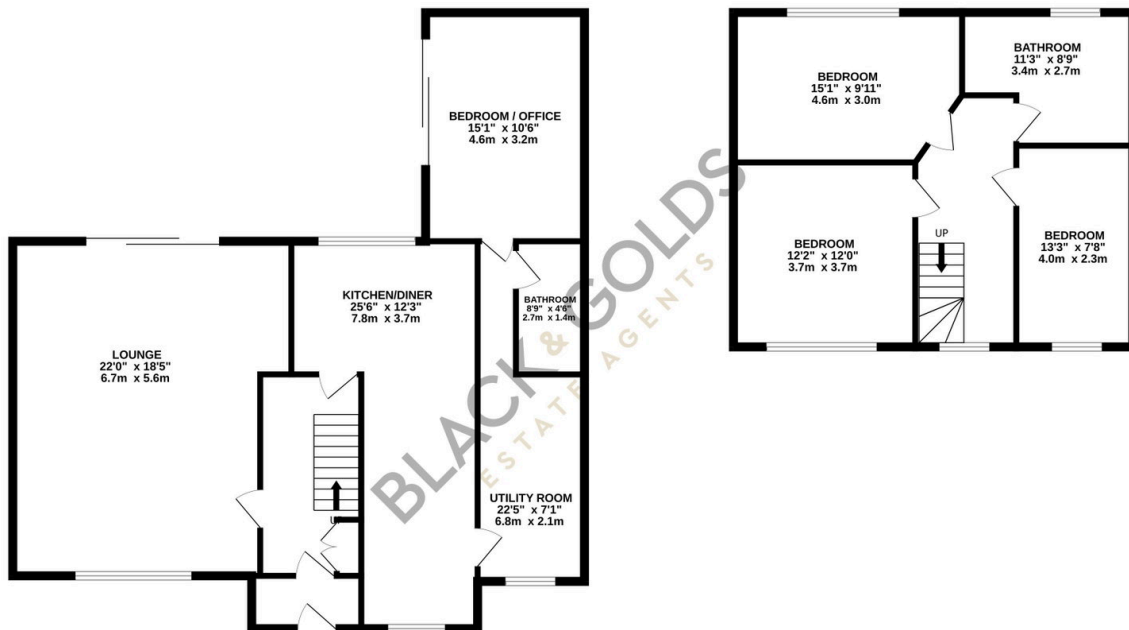
Impressive 4-Bed Detached Residence – Vast Parking For 6 Cars & Caravan – Opposite Golf Club

Key Features

- **Substantially Extended Detached Home:** An impressively enlarged family property offering versatile, multi-functional living spaces.
- **Brilliant Side & Rear Extensions:** Cleverly expanded to include a long dedicated utility wing, a full ground-floor bathroom, and a rear extension.
- **Large Open-Plan Lounge:** An incredibly spacious main sitting room featuring a dual-aspect layout that maximizes natural light.
- **Two Full Family Bathrooms:** Excellently equipped with a complete bathroom suite on both the ground and first floors to ease the walking distance.
- **Walking Transport Links:** Situated within easy reach of local bus routes and Wythall train station for swift access to Birmingham City Centre.
- **Exceptional Off-Road Parking:** Features a vast front driveway with ample space to comfortably park six cars and a caravan.
- **Highly Versatile Annex Room:** A generous rear ground-floor room currently used as a bedroom but perfectly suited as a secondary family lounge.
- **Massive Open-Plan Kitchen/Diner:** A fantastic, full-width social cooking and dining area overlooking the rear aspects.
- **Premier Hollywood Location:** Superbly positioned directly across the road from the prestigious Hollywood Golf Club.
- **Excellent School Catchments:** Ideally located close to popular local amenities and top-tier schooling, including Woodrush Secondary School.

GROUND FLOOR
1043 sq.ft. (96.9 sq.m.) approx.

1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA: 1623 sq.ft. (150.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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