smarthomes

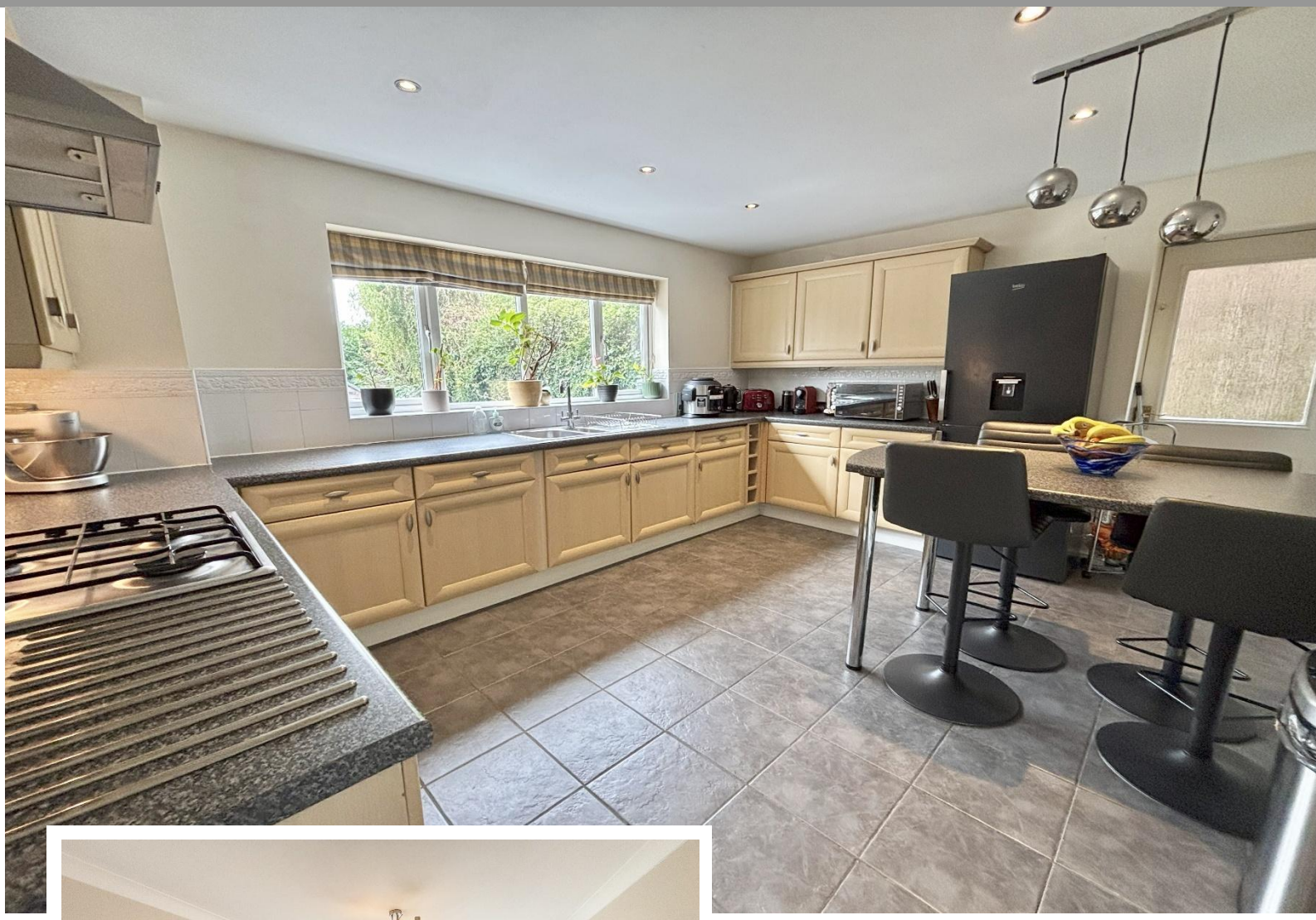
Hollywood Drive

Hollywood, Birmingham

- A Very Well Presented Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Kitchen/Breakfast Room

Offers Over £480,000

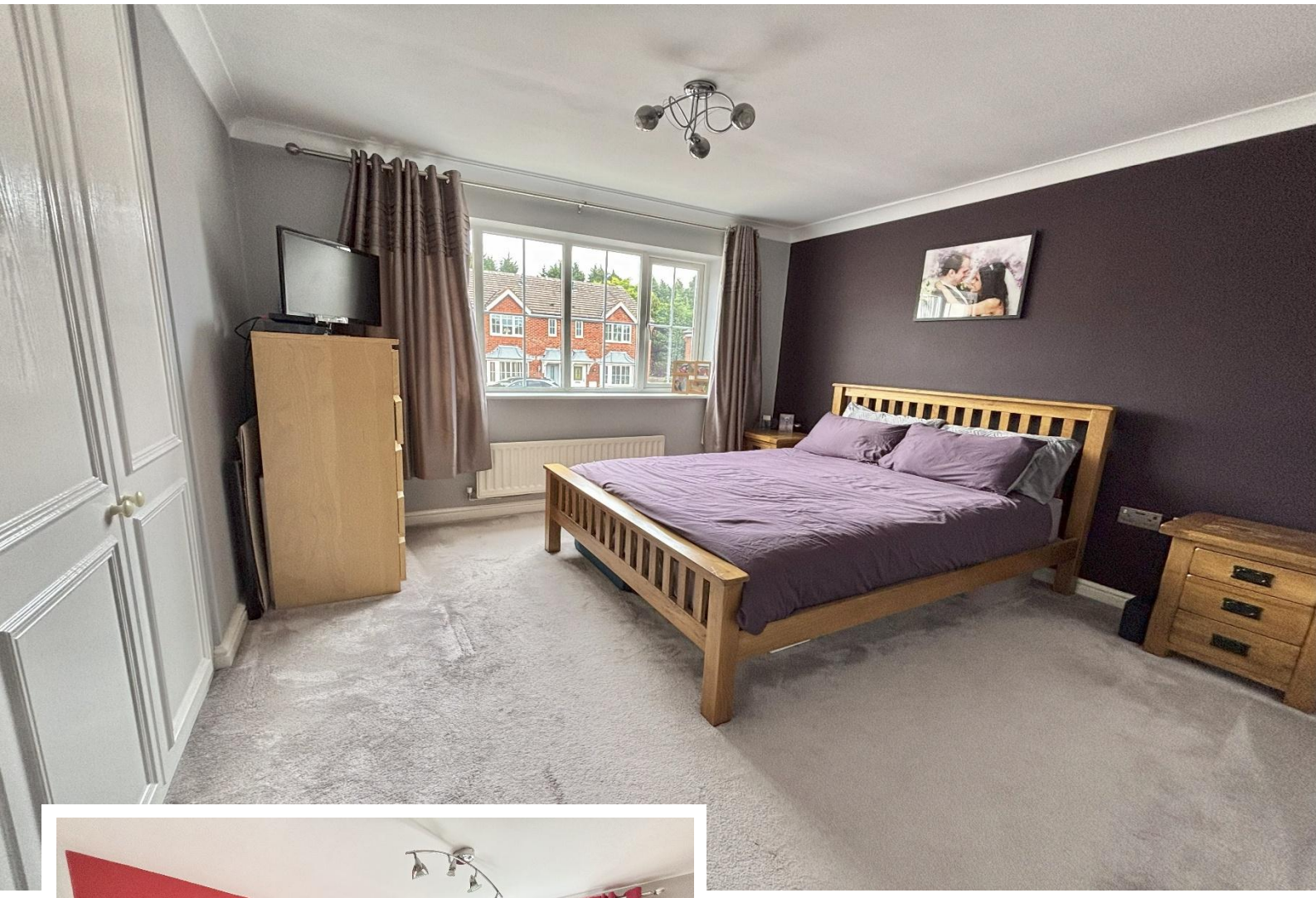
Current EPC Rating - 68 (D)
Current Council Tax Band - E



Property Description

A very well presented four bedroom detached family home situated within a cul-de-sac location and benefiting from two reception rooms, kitchen/breakfast room, utility, guest WC, conservatory, en suite, bathroom and delightful southerly facing rear garden

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.

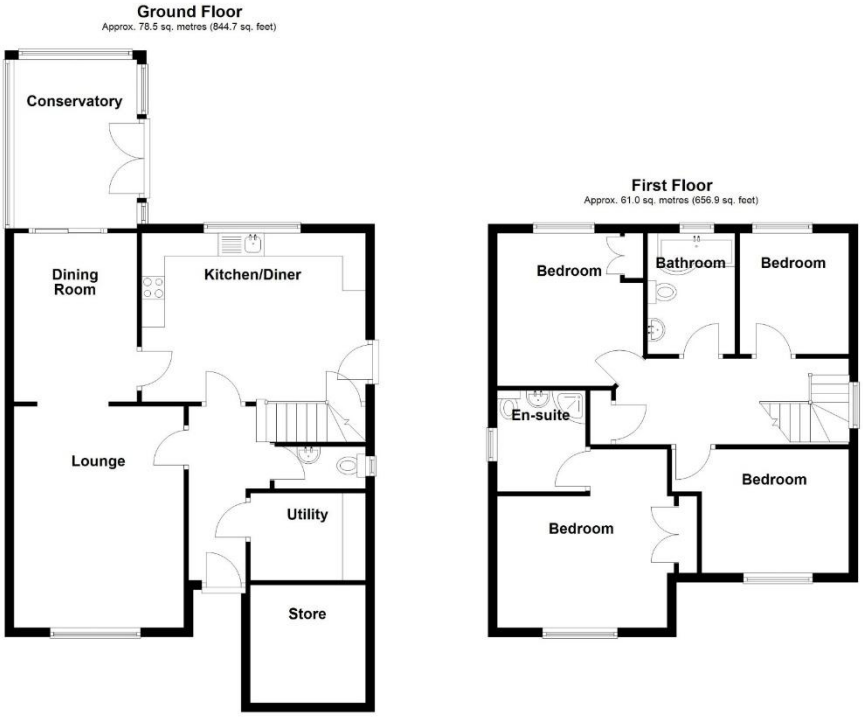


Rooms & Measurements

Entrance Hall
Lounge to Front - 3.63m x 4.98m (11'11" x 16’4”)
Dining Room to Rear - 2.84m x 3.66m (9'4" x 12’0”)
Kitchen/Breakfast Room to Rear - 4.47m x 3.48m (14'8" x 11’5”)
Conservatory to Rear - 3.15m x 3.33m (10'4" x 10'11")
Guest WC
Utility Room - 1.7m x 2.34m (5'7" x 7’8”)
Bedroom One to Front - 3.4m x 3.48m (11'2" (min) x 11'5" (to wardrobe)
En Suite Shower Room to Side
Bedroom Two to Rear - 3.28m x 3.35m (10'9" (into wardrobe) x 11’0”)
Bedroom Three to Front - 3.35m x 2.69m (11'0" (min) x 8'10" (min)
Bedroom Four to Rear - 2.46m x 2.36m (8'1" x 7’9”)
Bathroom to Rear

Tenure
We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. 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 – E



Total area: approx. 139.5 sq. metres (1501.6 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.