

The logo for Melvyn Danes Estate Agents is located in the top right corner. It consists of a yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, green, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. Underneath "Danes", the words "ESTATE AGENTS" are written in a smaller, green, sans-serif font.

melvyn
Danes
ESTATE AGENTS

The image shows the front of a two-story semi-detached house. The house has a brick exterior and a tiled roof. The left side of the house has a green tiled facade, while the right side has a brown tiled facade. There are several windows, some with white frames and some with decorative glass. A white front door is visible on the left, and a black front door is visible on the right. A paved driveway leads to the front of the house, and there are some plants and a car parked on the right side.

Windrush Road
Hollywood
Offers Around £310,000

Description

An ideal location for this mid terraced house in this popular location close to local shops, library, doctors surgery and both primary schooling at Coppice and secondary at Woodrush which are both cited in nearby Shawhurst Lane - education facilities are of course subject to confirmation from the Education Department.

The property is situated with easy access to Sainsbury's at the Maypole island and further shops on Hollywood Lane, Drakes Cross Parade and via the Alcester Road 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 nearby at Wythall and Whitlocks End offering commuter services between Birmingham and Stratford upon Avon, and local bus services provide access to Shirley and the surrounding suburbs of Birmingham.

Set back from the road via a block paved driveway, UPVC sliding patio doors open into the porch with part glazed door into the hallway with large storage cupboard, the modern kitchen diner has a window to the front and the lounge diner to the rear has stairs to the first floor accommodation and windows and doors to the delightful rear garden.

On the first floor there are three bedrooms and a family bathroom.

The rear garden is a particularly lovely aspect of the property having a paved patio area leading to shaped lawn with flower, shrub and herbaceous borders, fencing to boundaries, gated rear access and having a pleasant outlook onto Hollywood gold course.

There is a garage en bloc



Accommodation

PORCH

HALLWAY

MODERN KITCHEN DINER

11'4 x 9'2 (3.45m x 2.79m)

LOUNGE DINER

15'11 x 15'9 max (4.85m x 4.80m max)

BEDROOM 1

13'4 x 10'1 (4.06m x 3.07m)

BEDROOM 2

11'2 x 9'2 (3.40m x 2.79m)

BEDROOM 3

9'5 max x 5'9 (2.87m max x 1.75m)

BATHROOM

PLEASANT REAR GARDEN

GARAGE EN BLOC



TENURE: We are advised that the property is freehold.

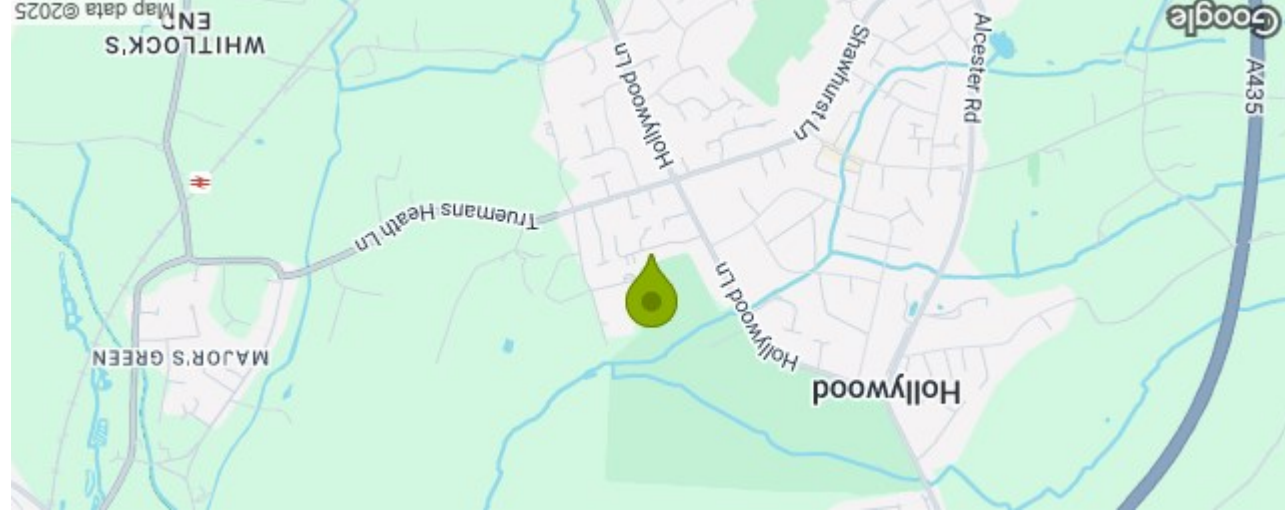
ROADBAND: We understand that the standard broadband download speed at the property is around 13Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 2000 Mbps. Data taken from checker.ofcom.org.uk on 20/05/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have mobile coverage (data taken from checker.ofcom.org.uk on 20/05/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

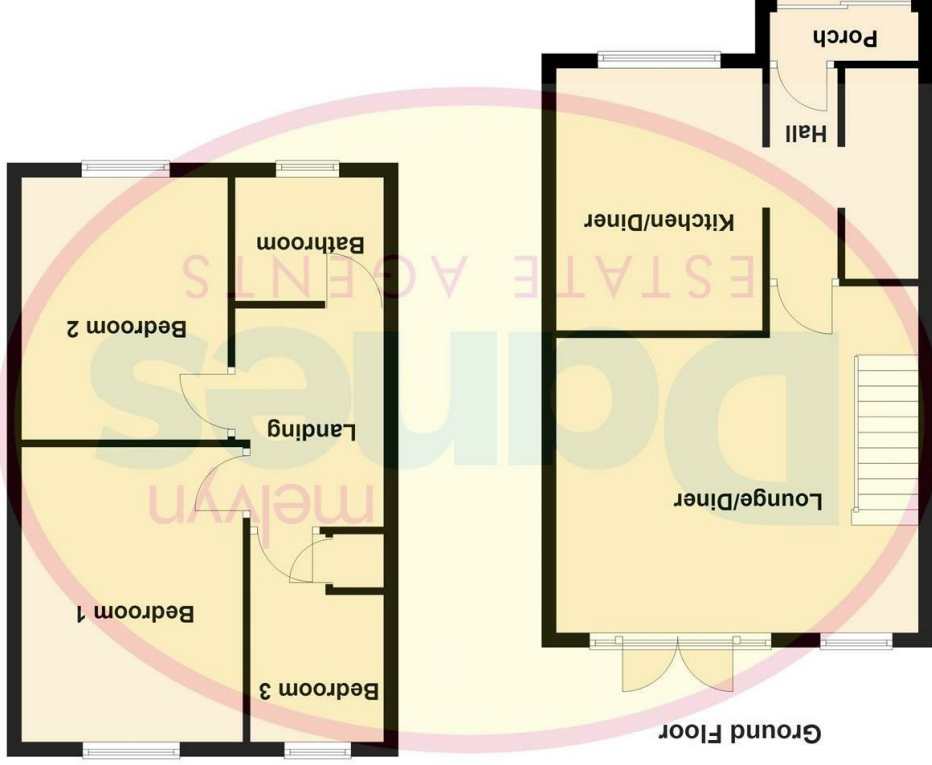
VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 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 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 intending purchasers, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase 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. 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 the sale.



First Floor



33 Windrush Road Hollywood B47 5QA Council Tax Band: C

Energy Efficiency Rating	
Very energy efficient - lower running costs	A (92 plus)
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	82
Potential	65
Current	

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.