



smarthomes

Houndsfield Close

Hollywood, Birmingham

- A Spacious & Well Presented Three Bedroom Family Home
- Re-Fitted Kitchen, Lounge & Dining Room
- Re-Fitted Family Bathroom
- Pleasant Rear Garden & Large Garage with Workshop

£375,000

Current EPC Rating - D
Current Council Tax Band - D

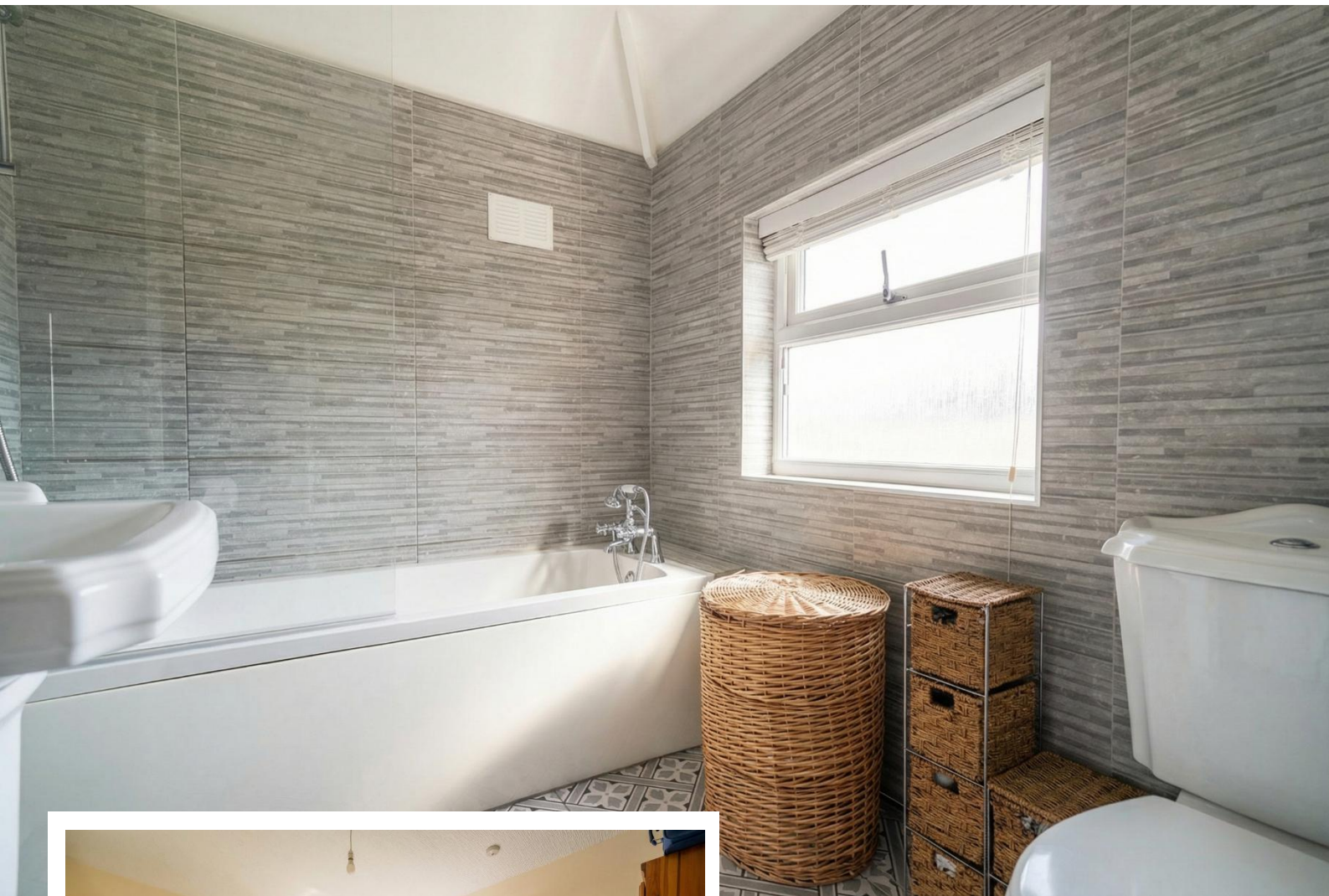




Property Description

A very well presented semi-detached property offering superb scope for extension and occupying an extremely generous plot in a cul-de-sac location. Offering accommodation comprising three double bedrooms, two reception rooms, re-fitted kitchen, re-fitted bathroom, Westerly facing rear garden and substantial brick built 40ft garage and workshop

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

Lounge to Rear 5.13m x 3.51m (16'10" x 11'6")

L Shaped Lounge Diner 4.22m x 4.93m (13'10" x 16'2" (max) narrowing to 9'6"

Re-Fitted Kitchen 3.73m x 3.2m (12'3" x 10'6")

Master Bedroom to Rear 3.48m x 2.79m (11'5" x 9'2" (min)

Bedroom Two to Rear 4.27m x 2.97m (14'0" x 9'9")

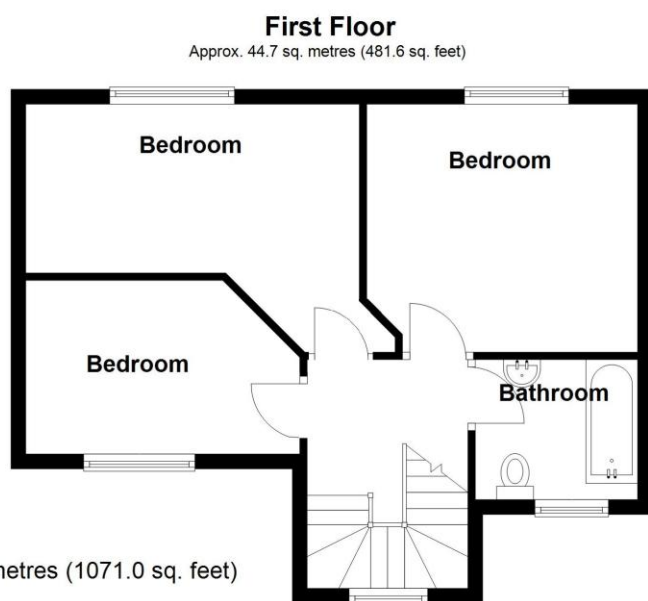
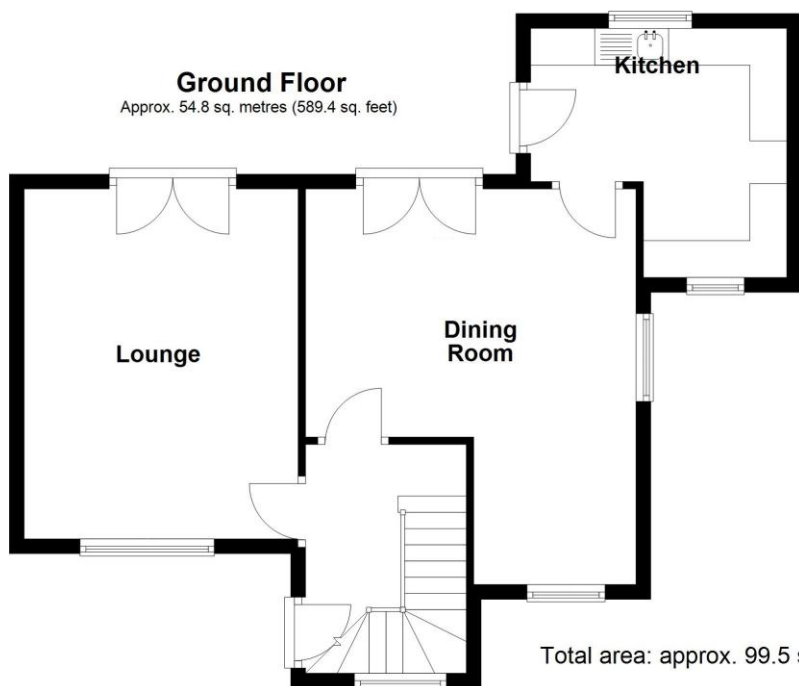
Bedroom Three to Front 3.48m x 2.11m (11'5" x 6'11")

Re-Fitted Bathroom

Large Garage & Workshop 12.19m x 3.66m (40'0" x 12'0")

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. 99.5 sq. metres (1071.0 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 and 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.