

## Simon Road, Hollywood, Birmingham, B47 5LH

Offers In Region Of £425,000

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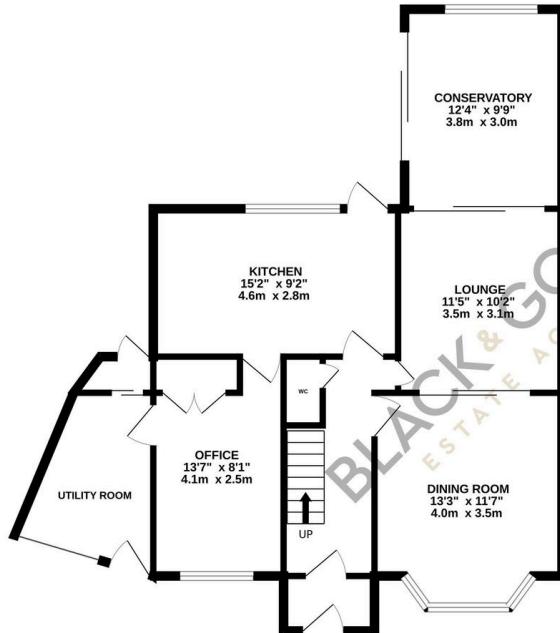


3-Bed Semi-Detached Home in Hollywood with Open-Plan Living, Conservatory and Office Space

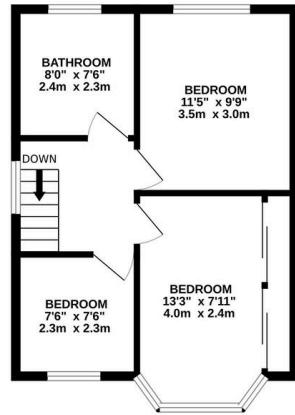
## Key Features

- Three-bedroom Semi-detached family home
- Spacious lounge opening into a bright conservatory
- Well-appointed kitchen plus large office room
- Versatile bedroom sizes suitable for family or home office use
- Private rear garden accessed via conservatory
- Sought-after, peaceful Hollywood location
- Formal dining room with bay window
- Utility to the side
- Excellent transport links including local rail stations
- Close to reputable schools, shops, and green spaces

GROUND FLOOR  
807 sq.ft. (75.0 sq.m.) approx.



1ST FLOOR  
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 1211 sq.ft. (112.5 sq.m.) approx.

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