



The Close, Hollywood, Birmingham

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## Property Description

This excellent THREE BEDROOM property is offered for sale with NO CHAIN!! With a modern spacious Kitchen Dining area this SEMI DETACHED property is perfect for entertaining and family living. Excellent transport links 0.2m to the nearest bus stop and only 0.7m to Wythall Train Station. Local schools are also within close proximity. All this family home needs is a family to snatch it up so call now on 0121 733 3553.

## Entrance Porch

Single glazed surround and lighting.

## Entrance Hallway

Under stairs storage cupboard, wooden flooring and central heating radiator.

## Lounge

Double glazed sliding doors to rear elevation, gas fire and central heating radiator.

## Dining Area

Double glazed French doors to rear elevation, double glazed door to side elevation and central heating radiator.

## Kitchen Area

Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, induction hob, double oven, integrated fridge freezer, integrated under counter fridge, central heating boiler housed, tiling to splash prone areas and wooden flooring.

## Landing

Double glazed window to front elevation, access to loft and airing cupboard.

## Bedroom One

Double glazed window to rear elevation, central heating radiator and built in wardrobe.

## Bedroom Two

Double glazed window to rear elevation, central heating radiator and built in wardrobe.

## Bedroom Three

Double glazed window to front elevation and central heating radiator.

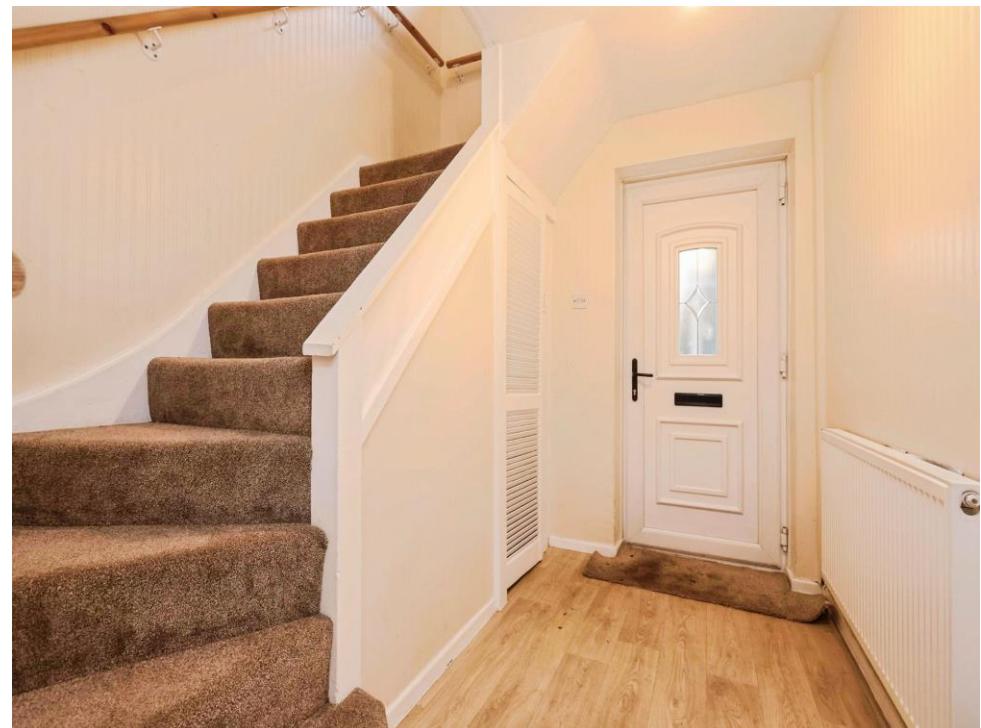
## Bathroom

Double glazed obscure window to front elevation, W.C, wash hand basin, bath with electric shower over and central heating radiator.

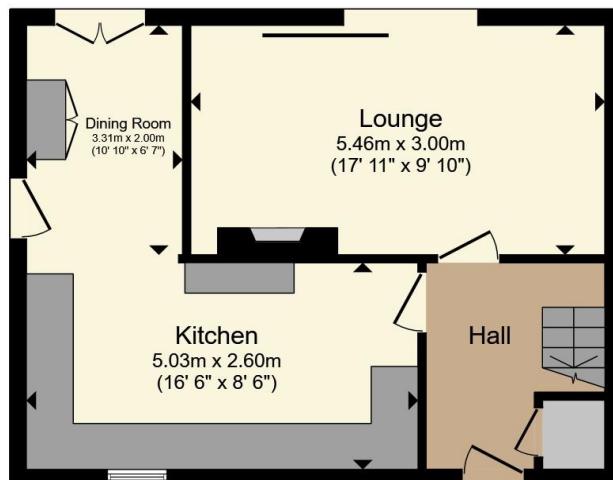
## Rear Garden

Mainly laid to lawn with slatted patio area.

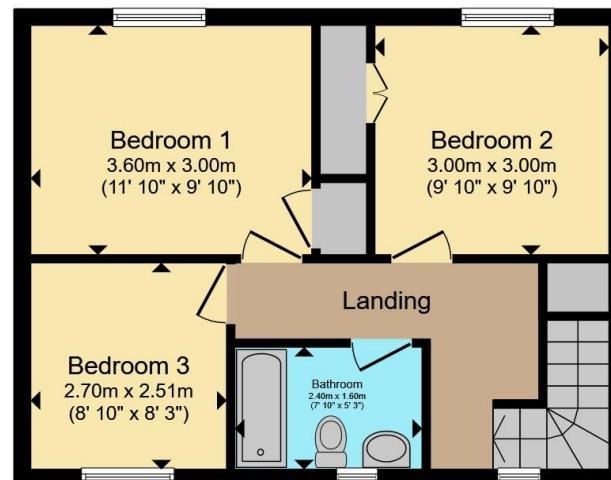








**Ground Floor**



**First Floor**

Total floor area 85.8 m<sup>2</sup> (924 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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EPC Rating: D    Council Tax  
Band: C

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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