



4 CHERRY WALK, HOLLYWOOD, B47 5RL

OFFERS AROUND £425,000

- PORCH
- GUEST CLOAKS WC
- LOUNGE
- MODERN KITCHEN
- EN SUITE & FAMILY BATHROOM
- HALLWAY
- STUDY
- DINING ROOM
- FIVE BEDROOMS
- FRONT DRIVEWAY & REAR GARDEN

Situated within this quiet cul de sac location on the most highly regarded Hollywood Grange development this modern detached property built by Messrs Bovis offers most versatile family accommodation.

There is well regarded local schooling at Coppice Primary and Woodrush Secondary both of which are cited nearby on Shawhurst Lane. Education facilities are subject to confirmation from the Education Department. There is the benefit of local shops at Drakes Cross Parade and easy road access to the Alcester Road in Hollywood which in turn provides access to the M42 motorway and beyond forming the hub of the midlands motorway network.

The property is situated with easy access to Shirley along Truemans Heath Lane and one can continue back on the Alcester Road through Hollywood to Sainsbury's at the Maypole island, which also provides access to Birmingham city centre and the southern Birmingham suburbs. 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 the City of Birmingham.

Set back from the road via a block edged tarmac driveway with side lawn leading up to double glazed front doors into the

PORCH

Having wall light point tiled floor and wooden door into the

HALLWAY

Having stairs rising to the first floor accommodation, ceiling light point, central heating radiator and doors to lounge, kitchen and

GUEST CLOAKS WC

Having low level WC, wash hand basin, ceiling light point and central heating radiator

STUDY

17'7" x 6'11" (5.36m x 2.13m)

Having double glazed window to the front, two wall light points, central heating radiator and doors to kitchen and utility

LOUNGE

14'11" x 11'3" (4.55m x 3.45m)



Having double glazed window to the front, three wall light points, central heating radiator, brick fireplace with inset gas fire and double doors into the

DINING ROOM

11'3" x 9'6" (3.45m x 2.90m)



Having ceiling light point, central heating radiator, double glazed sliding patio doors to the conservatory and door into the kitchen

CONSERVATORY

20'2" x 9'1" (6.15m x 2.77m)

Having double glazed windows and double doors to the rear garden

MODERN KITCHEN

15'8" x 9'8" max (4.78m x 2.95m max)



Having a modern range of wall drawer and base units with Butchers block work surfaces over incorporating inset Belfast sink, four ring gas hob with extractor over, double oven, integrated dishwasher, space for fridge freezer, ceramic wall and floor tiles, two ceiling light points, central heating radiator, double glazed window to the rear and door into the study

UTILITY

Having base units with work surface over, space for washing machine, ceramic wall and floor tiles, ceiling light point, central heating radiator and door to the rear garden

LANDING

Having recessed ceiling spot lights and doors to five bedrooms and family bathroom

MASTER BEDROOM
14'11" x 11'3" (4.55m x 3.45m)



Having double glazed window to the front, recessed ceiling spot lights, central heating radiator, built in wardrobes and door into the

EN SUITE

Having shower cubicle, low level WC, wash hand basin in vanity unit, ceiling light point and central heating radiator

BEDROOM 2
10'9" x 9'1" max (3.30m x 2.79m max)



Having double glazed window to the rear, ceiling light point, central heating radiator and built in wardrobes

BEDROOM 3
11'8" x 7'1" (3.56m x 2.18m)

Having double glazed window to the front, ceiling light point, central heating radiator and built in wardrobes

BEDROOM 4
9'8" x 6'11" (2.97m x 2.11m)

Having double glazed window to the rear, ceiling light point and central heating radiator

BEDROOM 5
7'8" x 6'11" (2.34m x 2.13m)

Having double glazed window to the rear, ceiling light point and central heating radiator

FAMILY BATHROOM



Having bath with shower over, pedestal wash hand basin, low level WC, ceramic wall tiles, ceiling light point and central heating radiator

REAR GARDEN



Having paved patio leading to lawn with fencing and hedges to boundaries, gated side access and coniferous screening

Floor Plan

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.



FLOOR PLAN 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.

TENURE We are advised that the property is Freehold but as yet we have not been able to verify this.

PLANNING PERMISSION AND BUILDING REGULATIONS Purchasers must satisfy themselves as to whether planning permission and building regulations were obtained and adhered to for any works carried out to the property.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

THE CONSUMER PROTECTION REGULATIONS The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

PROPERTY TO SELL? If in order to purchase this property you wish to sell your existing home, please do not hesitate to contact Pat Gilbert on 01564 826555 who would be pleased to discuss its current market value, our fees and services with you.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	