



smarthomes

Lime Close

Hollywood, Birmingham, B47 5QQ

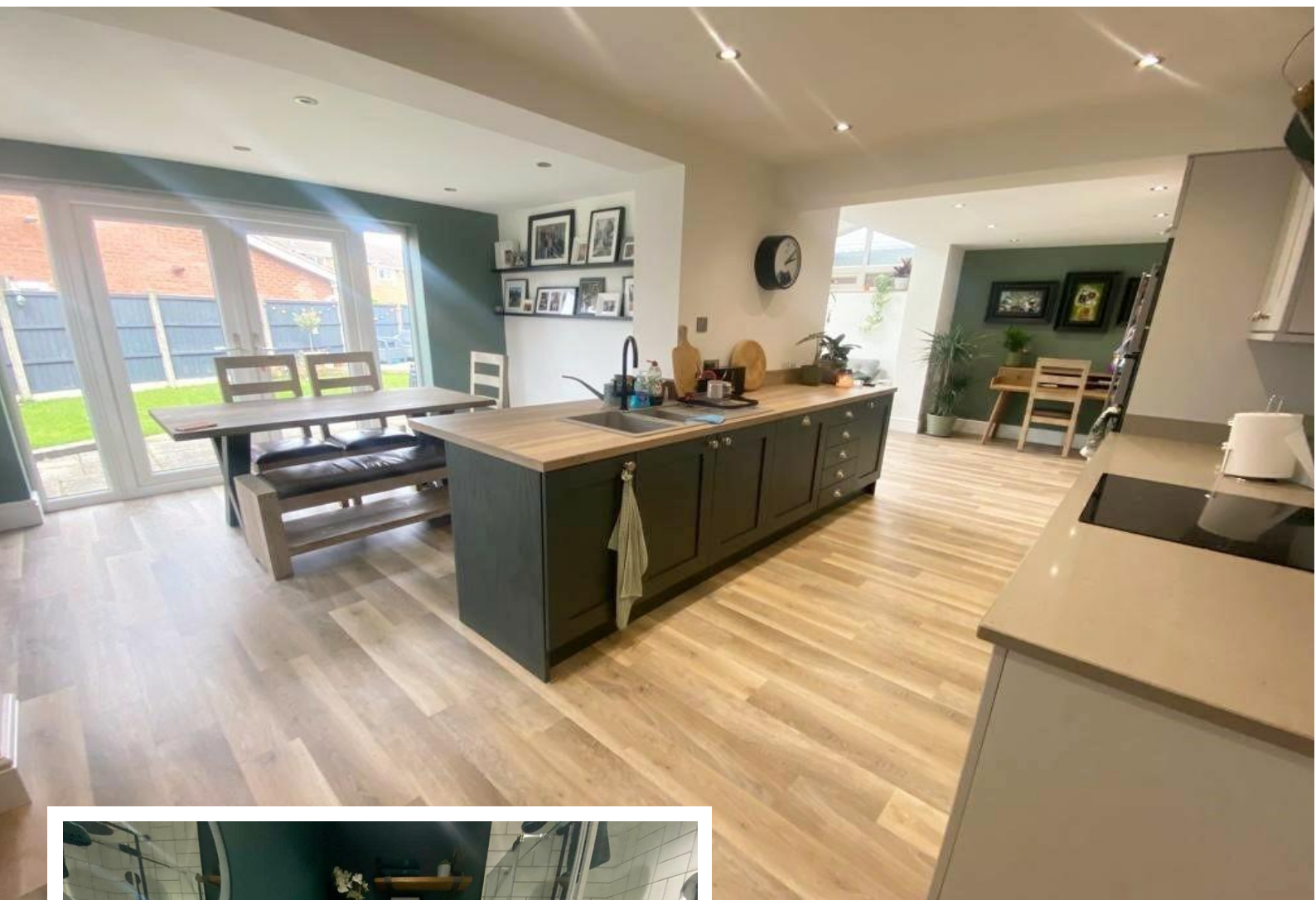
- An Extended Semi Detached Family Home
- Four Good Size Bedrooms
- Attractive Lounge
- Open Plan Living/Dining/Re-Fitted Kitchen

£450,000

EPC Rating 74

Current Council Tax Band - C





Property Description

DRAFT SALES PARTICULARS

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.

The property is set back from the road with tarmac driveway to side providing off road parking, lawned fore garden, further tarmac area leading to electric roller shutter garage door and pathway extending to UPVC double glazed front door leading through to



Entrance Hall

With spot lights to ceiling, radiator, storage cupboard, laminate flooring and door leading into

Attractive Lounge to Front

14' 9" x 12' 6" (4.5m x 3.81m) With double glazed window to front elevation, spot lights to ceiling, radiator, stairs leading to the first floor accommodation and door leading into

Open Plan Living/Dining/Re-Fitted Kitchen to Rear

26' 10" max x 16' 10" max (8.18m x 5.13m) Being re-fitted with a comprehensive modern range of wall, drawer and base units with a feature work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap, further incorporating a ceramic hob with extractor canopy over. Eye level oven and grill, space for American style fridge freezer, integrated dishwasher, spot lights to ceiling, laminate flooring, Velux roof windows, double glazed window to rear elevation and two sets of double glazed French doors leading out to the rear garden



Luxury Ground Floor Shower Room

Being fitted with a luxury white suite comprising of a large walk in shower, vanity wash hand basin and a low flush W.C. Metro tiling to splash prone areas, tiling to floor and a ceiling light point



Landing

With access to loft space, spot lights to ceiling, radiator and doors radiating off to

Bedroom One to Front

13' 3" x 10' 1" plus fitted wardrobes (4.04m x 3.07m) With double glazed window to front elevation, radiator, wall to wall fitted wardrobes with sliding doors, spot lights to ceiling and LED lighting to floor

Bedroom Two to Front

12' 6" x 8' 11" (3.81m x 2.72m) With two double glazed windows to front elevation, radiator, wall to wall fitted wardrobes with sliding doors and ceiling light point



Bedroom Three to Rear

10' 4" x 8' 2" plus fitted wardrobes (3.15m x 2.49m) With two double glazed window to rear elevation, radiator, wall to wall fitted wardrobes and ceiling light point

Bedroom Four to Rear

12' 7" x 7' 9" (3.84m x 2.36m) With double glazed window to rear elevation, radiator and spot lights to ceiling



Luxury Spacious Four Piece Family Bathroom

Being re-fitted with a luxury four piece white suite comprising freestanding oval bath with centralised mixer tap, shower cubicle with thermostatic rainfall shower, further handheld shower attachment and feature tiling, low flush WC and feature wall mounted wash hand basin, obscure double glazed window to side, complementary metro tiling to water prone areas, spot lights to ceiling, storage cupboard and wood effect tiled flooring

Rear Garden

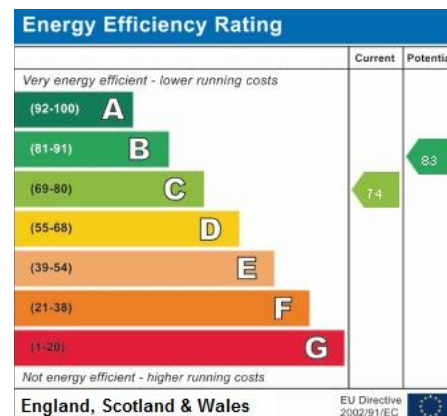
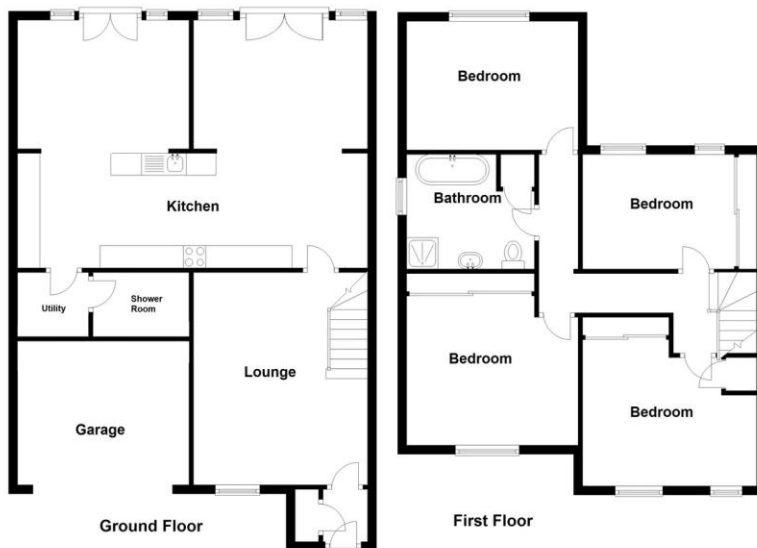
Extending to the side and being mainly laid to lawn with paved patio, raised decked area, gated side access to driveway and fencing to boundaries

Integral Garage

With a roller shutter door to property frontage

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Council tax band - C



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