



30 WESTFIELD AVENUE, NR HOLLYWOOD, B14 4PN
OFFERS AROUND £265,000

- HALLWAY
- EXTENDED MODERN KITCHEN
- SHOWER ROOM
- FRONT DRIVEWAY
- CUL DE SAC LOCATION
- LOUNGE DINER
- THREE BEDROOMS
- LARGE REAR GARDEN
- WITH OPEN VIEWS
- DETACHED PROPERTY

A well presented & extended detached house in this most popular and convenient cul de sac location close to the local facilities of Hollywood and Maypole with well regarded local primary and Secondary Schools nearby, education facilities are subject to confirmation from the Education Department.

There is the benefit of local shops at Maypole including Sainsburys and easy access to the Alcester Road in Hollywood which in turn provides access to the M42 motorway and beyond.

There are railway stations nearby at Yardley Wood, 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 behind a block paved driveway with gated side access leading to a recessed porch with a UPVC double glazed front door opening into

HALLWAY

Having stairs rising to first floor accommodation, laminate wooden flooring, ceiling light point, central heating radiator, and doors into kitchen and

LOUNGE DINER

24'0" into bays x 10'0" (7.34m into bays x 3.05m)



Having UPVC double glazed bay windows to front and rear with door to rear garden, two central heating radiators, two ceiling light points and wooden fireplace with inset living flame gas fire



EXTENDED MODERN KITCHEN **15'8" x 8'9" (4.80m x 2.69m)**



Having a modern range of wall, drawer and base mounted storage units with Butcher's Block work surfaces over incorporating inset Belfast sink with mixer tap, five ring gas hob with extractor over and oven beneath, breakfast bar, ceramic wall tiling, space for American style fridge freezer and further space for washing machine and tumble dryer, ceramic tiled floor, two ceiling light points, central heating radiator, UPVC double glazed windows to the rear and side and wooden door to the rear garden

LANDING

On the first floor, LANDING with ceiling light point, loft hatch access, UPVC double glazed window to the side and doors off to THREE BEDROOMS & SHOWER ROOM

BEDROOM 1
12'9" into bay x 9'1" (3.89m into bay x 2.77m)



Having UPVC double glazed bay window to the front, ceiling light point and central heating radiator

BEDROOM 2
11'2" into bay x 8'11" (3.40m into bay x 2.72m)



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

BEDROOM 3
7'8" x 6'7" (2.34m x 2.01m)

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

SHOWER ROOM



Having shower enclosure, wash hand basin in vanity unit with low level WC with concealed cistern, complementary ceramic wall and floor tiling, central heating radiator, ceiling light point and UPVC double glazed window to the rear

REAR GARDEN



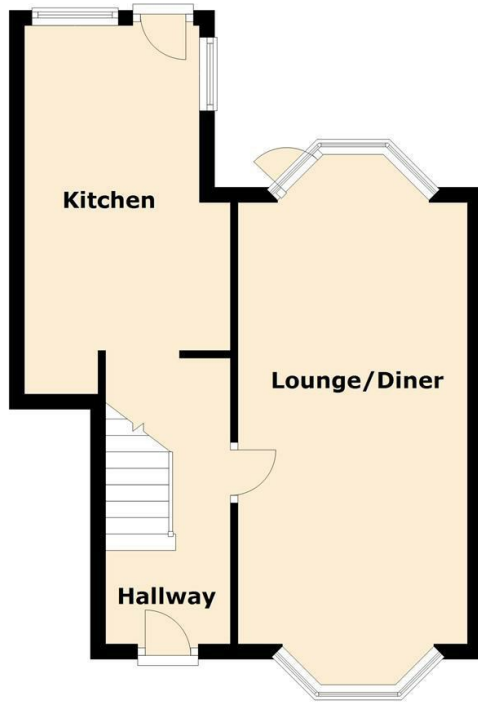
Having paved patio leading to lawn with flower and shrub borders, brick store, rear patio area with gated side access and fencing to boundaries



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.

Ground Floor



First Floor



FLOOR PLAN

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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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	