

26 SHAWFIELD, HOLLYWOOD, B47 5HP

GUIDE PRICE £125,000

- **SECURE COMMUNAL ENTRANCE**
- **LOUNGE**
- **TWO DOUBLE BEDROOMS**
- **BALCONY**
- **NO UPWARD CHAIN**
- **HALLWAY**
- **MODERN KITCHEN**
- **MODERN BATHROOM**
- **COMMUNAL PARKING & GARDENS**
- **IDEAL BUY TO LET INVESTMENT**

A most convenient location for this two bedroom, first floor flat in this popular location in Hollywood ideally situated for the local amenities.

There is local primary schooling at Coppice Primary school and Woodrush Senior School on nearby Shawhurst Lane. Education facilities are subject to confirmation from the Education Department. There is the benefit of local shops on May Lane itself and Alcester Road at Drakes Cross Parade in Hollywood. The property is just a few minutes drive or by bus to Shirley along Truemans Heath Lane and one can continue back through Hollywood to Sainsbury's at the Maypole island, which also provides access to Birmingham city centre and the southern Birmingham suburbs, along with the Hollywood by-pass which links to the M42, forming the hub of the national midlands motorway network.

There are railway stations close by in Wythall and nearby at Whitlocks End offering commuter services between Birmingham and Stratford upon Avon, and local bus services provide access to the City of Birmingham, Redditch and the surrounding suburbs.

A secure intercom entrance gives access into the communal hallway with stairs to the first floor landing with front door opening into the

HALLWAY

Having ceiling light point, central heating radiator and doors into the cloaks cupboard, lounge and

MODERN KITCHEN

11'1" x 9'6" max (3.38m x 2.90m max)



Having a modern range of grey fronted wall, drawer and base units with effect work surfaces over incorporating sink and drainer with mixer tap, four ring halogen hob with extractor over and oven below, integrated dish washer, space for fridge freezer and washing machine, ceiling light point, central heating radiator and UPVC double glazed window to the side

LOUNGE

14'9" x 8'9" (4.52m x 2.67m)



Having ceiling light point, two central heating radiators, UPVC double glazed window to the side and doors to the balcony and

INNER HALLWAY

Having ceiling light point, central heating radiator and doors into two double bedrooms, modern bathroom and airing cupboard

BEDROOM 1

14'0" x 9'10" max (4.27m x 3.02m max)



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

BEDROOM 2
11'6" x 9'3" (3.53m x 2.84m)



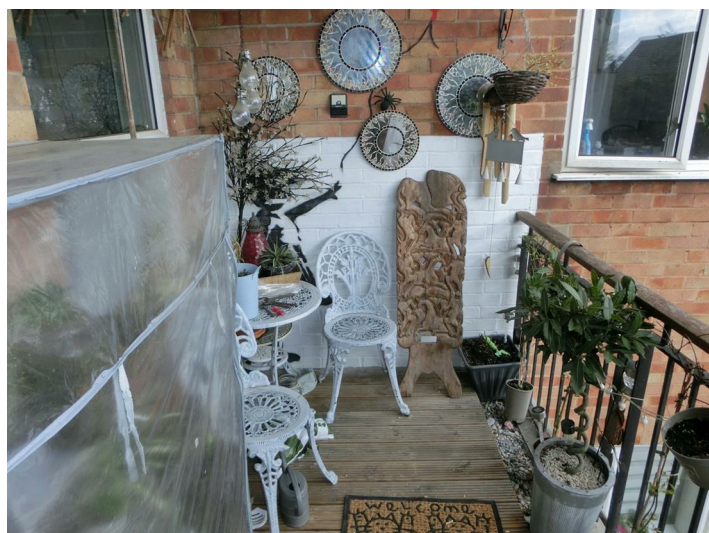
Having UPVC double glazed window to the rear, ceiling light point and central heating radiator

MODERN BATHROOM



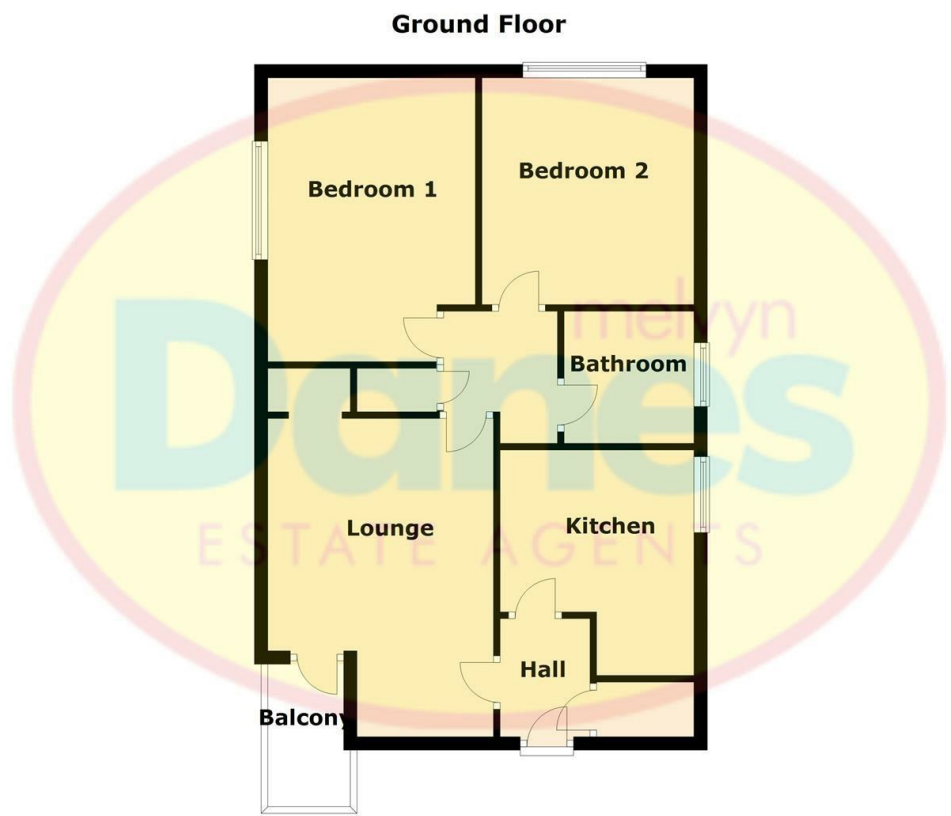
Having double ended bath with shower fitting, pedestal wash hand basin, low level WC, ceramic wall tiles, ceiling light point, heated towel rail and UPVC double glazed window to the side

COMMUNAL GARDENS & PARKING



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 by the seller that the property is Leasehold with approx 89 years remaining, ground rent is £10 a year and service charge is £500 a year 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	77	78
(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