



smarthomes

## Forest Way

Hollywood, Birmingham, B47 5JS

- A Spacious Ground Floor Apartment
- Two Good Sized Bedrooms
- Lounge/Diner with Doors to Communal Gardens
- Re-Fitted Family Bathroom

**£135,950**

EPC Rating '53'





## Property Description

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 behind lawned communal grounds with a paved pathway extending to a secure communal entrance door leading into the communal lobby with a further UPVC front door leading into

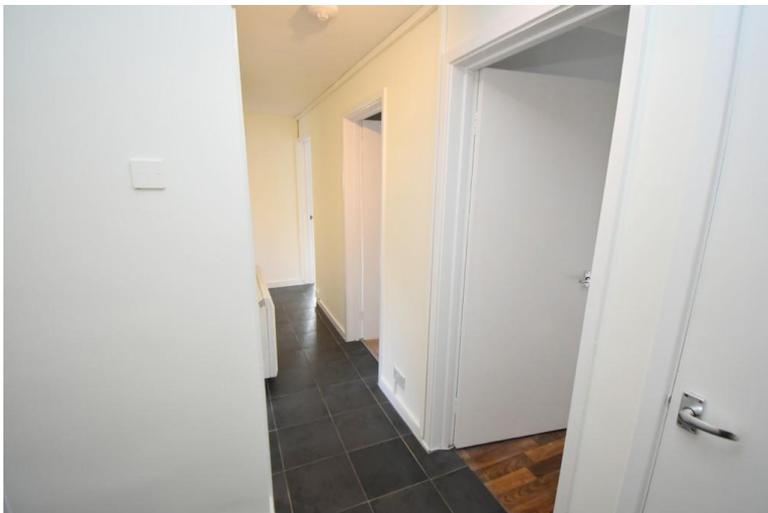
### **Entrance Hallway**

With ceiling light point, tiled flooring, electric storage heater, three storage cupboards and door leading off to



### **Lounge/Diner**

15' 8" x 9' 6" (4.8m x 2.9m) With an aluminium framed sliding patio door leading to communal gardens, a UPVC double glazed window, coving to ceiling, wall mounted electric storage heater, ceiling light point and an electric fire with marble hearth and inlay and a wooden surround



### **Fitted Kitchen**

11' 5" x 7' 10" (3.5m x 2.4m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a single bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring ceramic hob with extractor fan over and oven below. Integrated fridge/freezer, space and plumbing for washing machine, tiling to splash back areas and floor, ceiling light point and two double glazed windows



### **Bedroom One**

14' 5" x 7' 10" (4.4m x 2.4m) With a UPVC double glazed window and ceiling light point

## Bedroom Two

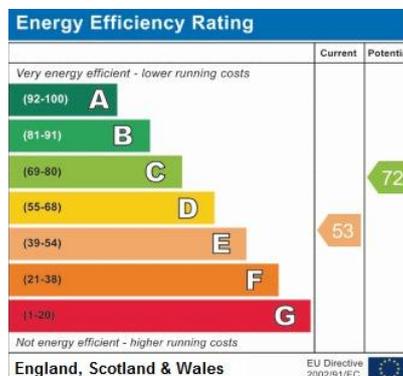
14' 5" x 6' 6" (4.4m x 2m) With UPVC double glazed window, wall mounted electric storage heater and ceiling light point

## Re-Fitted Family Bathroom

6' 6" x 5' 10" (2m x 1.8m) Being re-fitted with a modern white suite comprising of a panelled bath with Triton electric shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling light point and an obscure double glazed window

## Tenure

We are advised by the vendor that the property is leasehold with approx. 89 years remaining on the lease, a service charge of approx. £600 per annum and a ground rent of approx. £10 per annum 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 Vendor



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements