



smarthomes

## Dark Lane

Hollywood, Birmingham, B47 5BS

- A Beautifully Presented and Extended Semi-Detached Family Home
- Four Good Size Double Bedrooms
- Double Storey Side Extension
- Off Road Parking for Four Vehicles

**£439,950**

EPC Rating '57'





## 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 a slabbed and pebbled driveway providing off road parking with hedged and fenced side boundaries with a UPVC door leading into

### Porch

With UPVC double glazed windows to the front and side elevation with a ceiling light point and an Oak front door leading into



#### **Entrance Hallway**

With a central heating radiator, stairs leading to the first floor, ceiling light point and an Oak door leading off to

#### **Through Lounge/Diner**

27' 11" x 11" (8.51m x 3.35m) With a UPVC double glazed bay window to the front elevation, UPVC double glazed doors to rear, two central heating radiators, two ceiling light points, coving to ceiling and a feature fireplace with a modern electric fire

#### **Breakfast Kitchen to Rear**

16' 6" x 6' 5" (5.03m x 1.96m) Being fitted with a range of base, drawers and wall mounted units with work surface over incorporating a sink and drainer unit with mixer taps, further incorporating a 4 ring ceramic hob with electric oven beneath and extractor canopy over. Recess for American style fridge/freezer, ceiling light points, UPVC double glazed window to rear, roof window, door leading into utility room and opening to

#### **Summer Room/Breakfast Area**

11' x 6' 11" (3.35m x 2.11m) With UPVC French doors overlooking and leading to the extensive South facing rear garden, roof window, fitted wall units and fitted breakfast bar



#### **Utility Room**

With fitted base units with a work surface over, stainless steel sink unit with mixer tap, space and plumbing for washing machine and dishwasher, obscure single glazed window to the side elevation, central heating radiator, ceiling light point, door leading out to the rear garden, door leading into the garage and door leading into



#### **Re-Fitted Ground Floor Shower Room**

Being re-fitted with a modern white suite comprising of a walk in shower enclosure with a wall mounted electric shower, vanity wash hand basin and a low flush W.C. Tiling to splash prone areas, radiator, ceiling light point and an obscure window to the rear elevation

#### **Landing**

With access to loft space, ceiling light point and door leading to

#### **Bedroom One to Front**

14' 10" x 11' 3" (4.52m x 3.43m) With a UPVC double glazed bay window to the front elevation, ceiling light point and central heating radiator



#### **Dual Aspect Bedroom Two**

18' 11" x 6' 6" (5.77m x 1.98m) With two UPVC double glazed windows to the side and rear elevation, ceiling light point and central heating radiator



### Bedroom Three to Rear

11' 5" x 11' (3.48m x 3.35m) With a UPVC double window to the rear elevation, ceiling light point and central heating radiator

### Bedroom Four to Front

13' 4" x 10' 10" (4.06m x 3.3m) Being L shaped with a central heating radiator, UPVC double glazed window to the front elevation and ceiling light point

### Re-Fitted Family Bathroom to Rear

Being re-fitted with a modern white suite comprising of a panelled bath with shower attachment, vanity wash hand basin and a low flush W.C. Heated towel rail, tiling to splash prone areas and floor, ceiling light point and an obscure double glazed window to the rear elevation

### Extensive South Facing Rear Garden

Being mainly laid to lawn with a paved patio area, well stocked shrub borders and trees and panelled fencing to boundaries

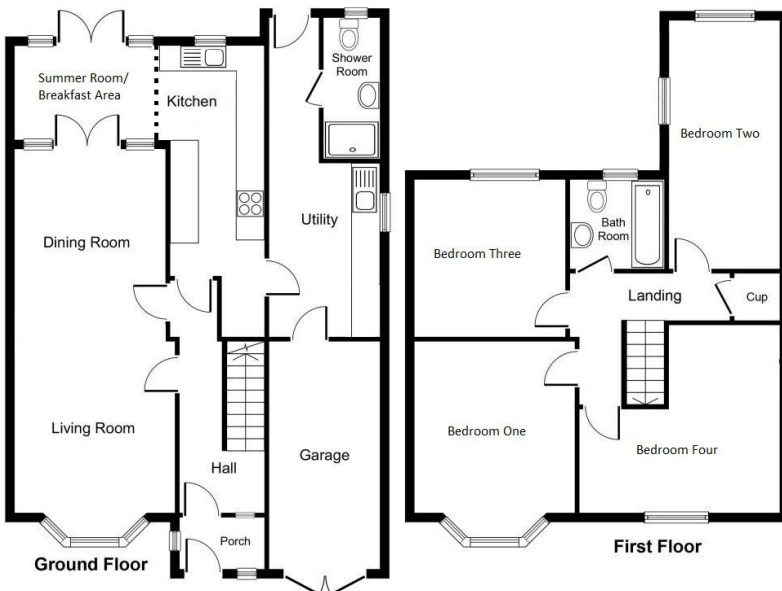
### Integral Garage

16' 2" x 7' 5" (4.93m x 2.26m) With side hung doors for vehicular access, new Worcester Bosch wall mounted combination gas central heating boiler, ceiling light point and courtesy door to utility room



### 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 vendor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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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 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