



smarthomes

Hollywood Gardens

Hollywood, B47 5NN

- An Extremely Well Presented Link-Detached Bungalow
- One Double Bedrooms
- Re-Fitted Kitchen
- Superb Potential for Extension Subject to Planning Permission

£249,950

EPC Rating '64'





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 planted and shrubbed fore garden with a tarmac driveway providing off road parking to side and hardwood obscure single glazed double doors leading into

Entrance Hallway

With ceiling light point and door leading off to



Lounge to Front

14' 9" x 10' 2" (4.5m x 3.1m) With UPVC double glazed bow window to front elevation, wall mounted radiator, ceiling light point and door to

Re-Fitted Kitchen

12' 9" x 6' 6" (3.9m x 2m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Space and plumbing for washing machine, tiling to splash back areas, wall mounted gas central heating boiler, feature vertical radiator, ceiling spot lights, a double glazed window to the rear aspect and single glazed door leading to a lean-to with a UPVC door leading to the garden



Spacious Double Bedroom

11' 9" x 10' 2" (3.6m x 3.1m) With a double glazed window overlooking the garden, radiator, loft access and ceiling light point

Re-Fitted Bathroom to Front

5' 10" x 5' 2" (1.8m x 1.6m) Being re-fitted with a modern white suite comprising of a panelled bath with electric Triton shower and glass shower screen, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the front elevation

Extensive Garden

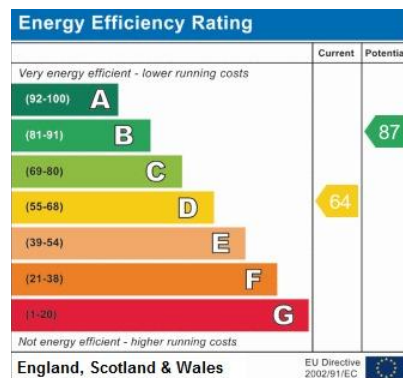
Offering potential for extension subject to planning permission and being mainly laid to lawn with paved patio area, gated access to property frontage, hedgerow and panelled fencing to boundaries, cold water tap and a timber framed potting shed

Garage

17' 4" x 7' 6" (5.3m x 2.3m) Located at the side of the property with a metal up and over door for vehicular access and ceiling light point

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



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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