



## Hazel Drive

Hollywood, Birmingham, B47 5RJ

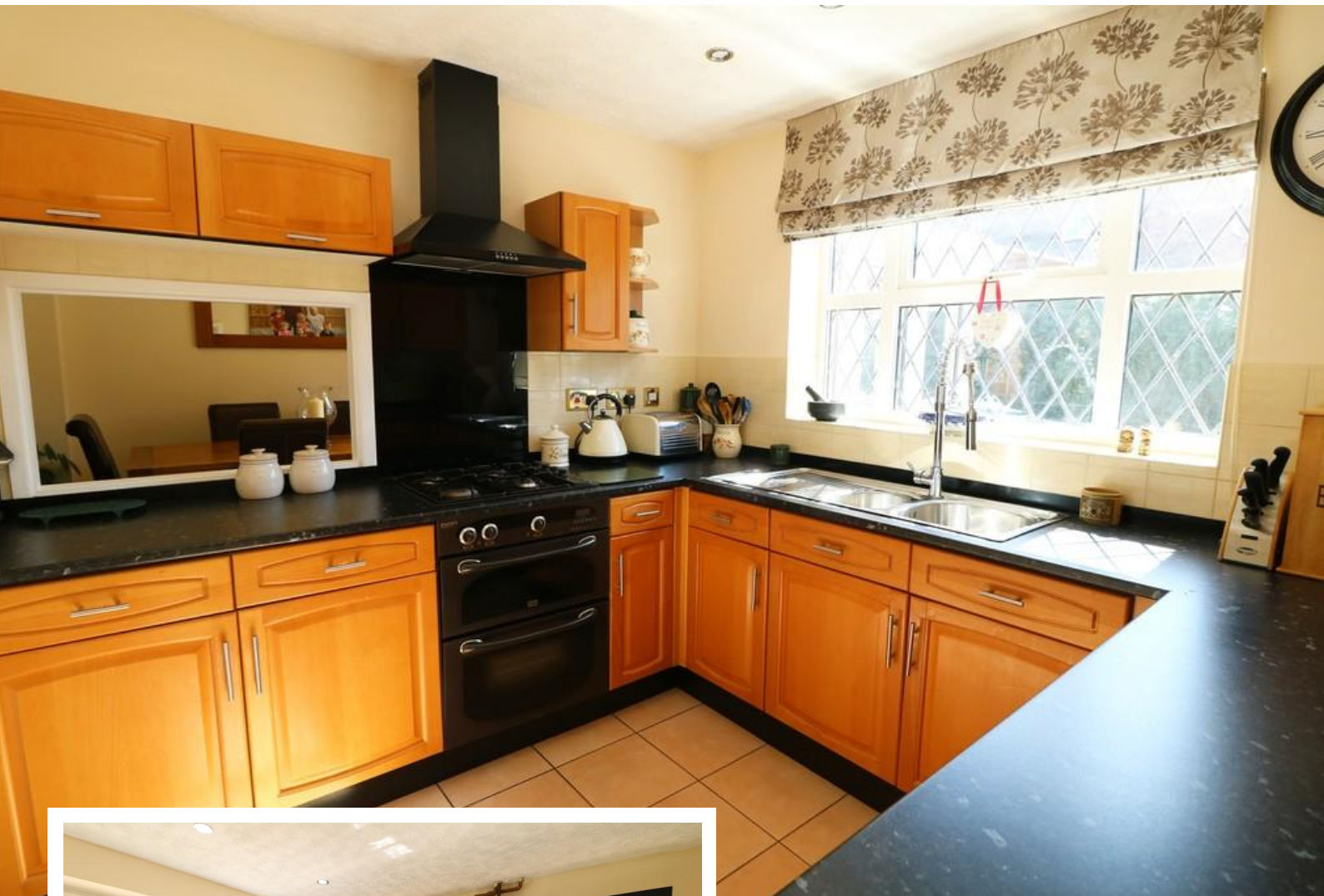
- An Immaculately Presented Detached Family Home
- Three Bedrooms
- Conservatory
- Re-Fitted En-Suite Shower Room

**£395,000**

EPC Rating '60'







## 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 tarmac driveway providing off road parking with lawn area to side and a UPVC double glazed door leading into

### Entrance Hallway

With ceiling spot lights, radiator, stairs leading to the first floor accommodation and doors leading off to





### Guest W.C

Being re-fitted with a white suite comprising a low flush W.C and vanity wash hand basin. Obscure UPVC double glazed window, laminate flooring, radiator and ceiling spot light

### Lounge/Dining Room

#### Lounge Area

14' 5" x 14' 2" (4.39m x 4.32m) With UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling light point, modern feature fireplace housing an electric fire and archway to



#### Dining Area

8' 8" x 6' 1" (2.64m x 1.85m) With a wall mounted radiator, ceiling light point and double glazed sliding patio door leading to

#### Conservatory

11' 10" x 9' 11" (3.61m x 3.02m) Being double glazed with French doors leading to the rear garden and a polycarbonate roof

#### Fitted Kitchen to Rear

9' 3" x 8' 9" (2.82m x 2.67m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Tiling to splash back areas and floor, ceiling spot lights, double glazed window to the rear aspect and door to



#### Utility Room

8' 6" x 7' 6" (2.59m x 2.29m) Fitted with a range of wall, drawer and base units with a work surface over incorporating a sink and drainer unit. Space and plumbing for washing machine and dishwasher, wall mounted gas central heating boiler, double glazed door and window to rear, tiling to splash back area and floor, heated towel rail and courtesy door to garage

#### Landing

With access to loft space, double glazed window to side, ceiling spot lights and door to



#### Bedroom One to Front

10' 6" x 9' 9" (3.2m x 2.97m) With two double glazed windows to front elevation, radiator, ceiling light point and door to

#### Re-Fitted En-Suite Shower Room

Being re-fitted with a modern white suite comprising of a walk in shower enclosure, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas, ceiling spot lights and an obscure double glazed window to the side elevation



### Bedroom Two to Rear

11' 4" max x 10' 2" max (3.45m max x 3.1m max) With double glazed window to rear elevation, radiator and ceiling light point

### Bedroom Three to Front

7' 9" x 7' 4" (2.36m x 2.24m) With double glazed window to front elevation, radiator and ceiling light point

### Family Bathroom to Rear

Being fitted with a suite comprising of a panelled bath with shower over, vanity wash hand basin and a low flush W.C. Heated towel rail, tiling to splash prone areas, ceiling spot lights and an obscure double glazed window to the rear elevation

### Southerly Facing Rear Garden

Being mainly laid to lawn with paved patio, shrub borders, gated side access and fencing and conifers to boundaries

### Garage

Located at the side of the property with a roller shutter door for vehicular access, ceiling light point and courtesy door to utility

### 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

