



## **29 DOUGLAS ROAD, HOLLYWOOD, B47 5JY**

### **OFFERS AROUND £360,000**

- HALLWAY
- EXTENDED & REFITTED KITCHEN DINER
- REFITTED BATHROOM
- REAR GARDEN
- POPULAR LOCATION
- LOUNGE
- THREE DOUBLE BEDROOMS
- INTEGRAL GARAGE
- FULL WIDTH FRONT DRIVEWAY
- INTERNAL INSPECTION RECOMMENDED

An ideal location for this extended and refitted traditional semi detached house ideally situated for the local amenities.

Well regarded schooling can be found within walking distance 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, Drakes Cross parade and Alcester Road 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 midlands motorway network.

There are railway stations close by in Wythall and 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.

Set back from the road via full width block paved driveway, a composite front door opens into the

### **HALLWAY**

**14'11" x 5'10" (4.57m x 1.78m)**

Having stairs rising to first floor accommodation, recessed ceiling spot lights and doors to the lounge and extended kitchen

### **LOUNGE**

**18'9" x 10'9" (5.74m x 3.28m)**



Having UPVC double glazed window to the front and bi fold doors to the rear, recessed ceiling spot lights, fireplace with inset log burner

### **EXTENDED & REFITTED KITCHEN DINER** **17'8" x 14'9" (5.41m x 4.52m)**



Having wall and base units with butchers block work surfaces over with inset sink, five ring gas hob with extractor over, a comprehensive range of built in appliances to include fridge, freezer, washing machine, dishwasher and double eye level oven, recessed ceiling spot lights, feature radiator, dining area with vaulted ceiling, recessed ceiling spot lights, three ceiling light points, three UPVC double glazed windows and bi fold doors to the rear garden



### **LANDING**

Having UPVC double glazed window to the front, ceiling light point, loft access and doors into three double bedrooms and refitted family bathroom



### **BEDROOM 1**

**13'1" x 11'8" max (3.99m x 3.56m max)**



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

### **BEDROOM 2**

**11'5" x 7'10" (3.48m x 2.41m)**

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

### **BEDROOM 3**

**10'9" x 6'9" (3.28m x 2.08m)**

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

### **REFITTED FAMILY BATHROOM**



Having corner Jacuzzi spa bath, large walk in shower with rainfall shower head and multi jets, low level WC, wash hand basin in vanity unit, sandstone wall and floor tiles, recessed ceiling spot lights, feature radiator and and UPVC double glazed window to the front

### **INTEGRAL GARAGE**

**14'0" x 8'0" (4.27m x 2.44m)**

Having light and power, courtesy door to the kitchen, wall mounted central heating radiator and electric up and over door to the driveway

### **REAR GARDEN**



Having large decked patio leading to shaped lawn with flower and shrub borders, timber wood store, summer house, fencing to boundaries and gated side access



# 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 contact.

**TENURE** We are advised that the property is Freehold 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) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>64</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>G</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC