



7 LABURNUM CLOSE, HOLLYWOOD, B47 5QW

OFFERS IN EXCESS OF £468,000

- HALLWAY & WC
- MODERN KITCHEN DINER & UTILITY
- MASTER BEDROOM WITH EN SUITE
- BATHROOM
- WIDE LANDSCAPED REAR GARDEN
- LOUNGE & DINING ROOM
- STUDY/FAMILY ROOM
- TWO FURTHER BEDROOMS
- SIDE GARAGE
- FRONT DRIVEWAY

Situated within this most highly regarded Hollywood Grange development this well presented detached property built by Barratts is set on a wide corner plot with potential for extension subject to planning close to the local amenities of Hollywood and Wythall.

There is well regarded schooling at Coppice Primary and Woodrush Secondary both of which are cited nearby on Shawhurst Lane. Education facilities are subject to confirmation from the Education Department. There is the benefit of local shops at Drakes Cross Parade and easy road access to the Alcester Road in Hollywood which in turn provides access to the M42 motorway and beyond forming the hub of the midlands motorway network.

The property is situated within easy access 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. There are railway stations nearby at Wythall and Whitlocks End offering commuter services between Birmingham and Stratford upon Avon, and local bus services provide access to the City of Birmingham.

Set back from the road via a concrete imprint driveway leading up to a part glazed composite front door opening into the

HALLWAY

Having stairs rising to the first floor accommodation, ceiling light point, central heating radiator and doors to the lounge, kitchen diner, cloaks cupboard and

GUEST CLOAKS WC

Having low level WC, wash hand basin in vanity unit, ceiling light point, central heating radiator and UPVC double glazed window to the front

LOUNGE

14'11" into bay x 11'1" (4.57m into bay x 3.38m)



Having UPVC double glazed bay window to the front, two ceiling light points, central heating radiator, modern marble fireplace with inset gas fire and double doors into the

DINING ROOM

11'1" x 8'9" (3.38m x 2.69m)

Having UPVC double glazed sliding patio doors to the rear garden, ceiling light point, central heating radiator and door to the

MODERN KITCHEN DINER

18'8" max x 10'4" max (5.69m max x 3.15m max)



Having a modern range of wall, drawer and base units with work surfaces over incorporating sink and drainer with mixer tap, space for an electric cooker with extractor over, integrated fridge, space for dishwasher, ceramic wall and porcelain floor tiles, recessed ceiling spot lights, central heating radiator, UPVC double glazed windows to the side and rear and door to the rear garden and door to the

UTILITY

Having wall and base units with work surface over, inset sink and drainer, space for washing machine and tumble dryer, ceramic wall and porcelain floor tiles, ceiling light point and door into the

FAMILY ROOM

15'10" x 7'10" (4.85m x 2.39m)



Having ceiling light point, central heating radiator, UPVC double glazed window to the side and double doors to the rear garden and courtesy door into the garage

LANDING

Having ceiling light point, loft access and doors to three bedrooms, large airing cupboard and family bathroom

MASTER BEDROOM
11'3" x 11'1" (3.43m x 3.38m)



Having UPVC double glazed window to the front, ceiling light point, central heating radiator, built in wardrobes and door into the

EN SUITE



Having shower enclosure, wash hand basin in vanity unit, low level WC, full height ceramic wall tiles, ceiling light point, central heating radiator and UPVC double glazed window to the front

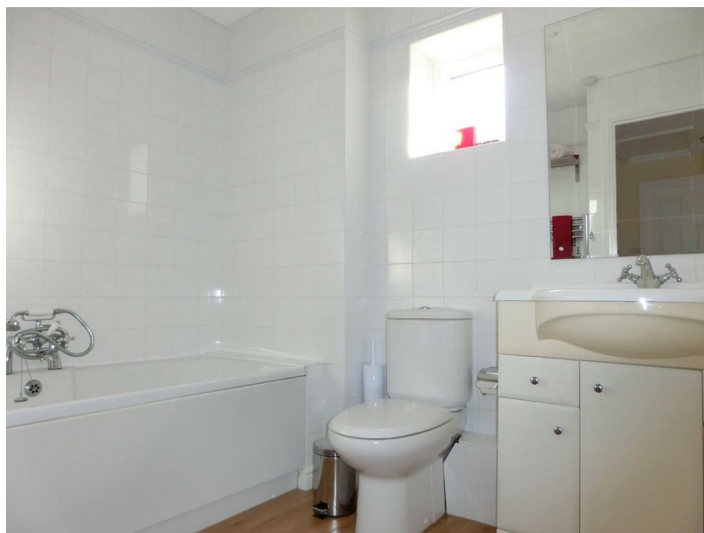
BEDROOM 2
10'7" x 8'2" (3.25m x 2.51m)

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

BEDROOM 3
9'3" x 6'11" (2.82m x 2.11m)

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

FAMILY BATHROOM



Having double ended bath, low level WC, wash hand basin in vanity unit, full height ceramic wall tiles, ceiling light point, heated towel rail and UPVC double glazed window to the side

SIDE GARAGE
18'4" x 8'5" (5.61m x 2.57m)

Having light and power, wall mounted central heating boiler and up and over door to the front driveway

WIDE LANDSCAPED REAR GARDEN

Being a most pleasant aspect of this property with paved patio area leading to neatly shaped lawn with flower and shrub borders, footpath leading to gated side access and fencing and hedges to boundaries



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 contract.

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	82
EU Directive 2002/91/EC		