



smarthomes

## Silver Birch Drive

Hollywood, Birmingham, B47 5RB

- A Very Well Presented Cottage Style Property
- Three Good Size Bedrooms
- Full Width Conservatory
- Re-Fitted Family Bathroom

**Offers Over £375,000**

EPC Rating '63'







## 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 an extensive laid lawn with a tarmac driveway providing off road parking with a gravelled footpath leading to a composite front door leading into





### Entrance Hallway

With ceiling light point, double glazed window to side elevation and a stable style door leading off to

### Dual Aspect Lounge

14' x 10' 6" (4.27m x 3.2m) With double glazed window to front elevation, stairs rising to first floor, ceiling beams, inglenook fireplace with a log burning stove, quarry tile hearth and wooden mantle over, wall mounted radiator, wall light points and stable style door leading to

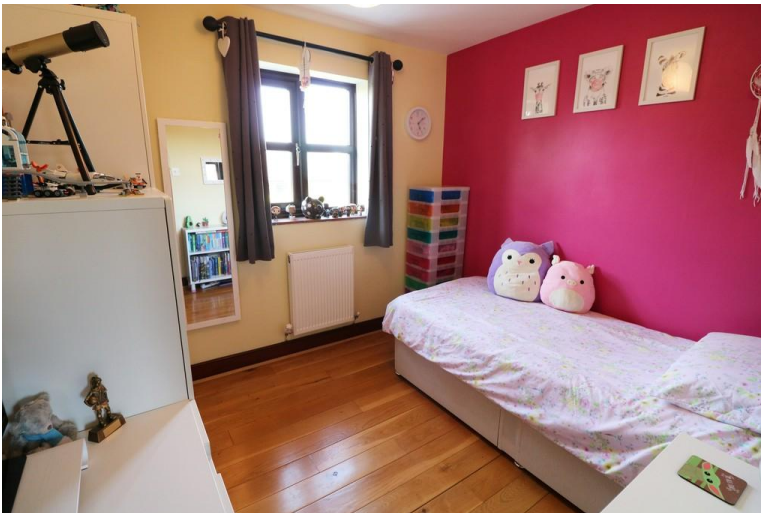


### Breakfast Kitchen to Rear

14' 9" max x 14' max (4.5m max x 4.27m max) 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. Freestanding gas range with extractor hood over, integrated dishwasher, tiling to splash back areas, laminate flooring, ceiling beams, radiator, ceiling light point, double glazed window to the rear aspect, double glazed French doors leading to conservatory and stable style door leading to

### Utility Room

10' 7" x 8' 10" (3.23m x 2.69m) Fitted with a range of wall, drawer and base units with a work surface over incorporating a ceramic sink and drainer unit with mixer tap. Space and plumbing for washing machine, metro tiling to splash back area, laminate flooring, central heating radiator, ceiling light point, door to storage room and door to



### Guest W.C

Being fitted with a white suite comprising a low flush WC and vanity wash hand basin. tiling to splash back areas, laminate flooring and ceiling light point

### Conservatory

16' 1" max x 14' 8" (4.9m max x 4.47m) Of UPVC construction with a glass roof, French doors to garden, laminate flooring, wall light points and radiator



### Landing

With access to loft space via a drop down ladder, ceiling light point, radiator, cupboard housing a wall mounted gas central heating boiler and stable style door to

### Bedroom One to Rear

14' 1" x 12' 2" max (4.29m x 3.71m max) With two double glazed windows to rear elevation, Oak flooring, radiator and ceiling light point



### Bedroom Two to Front

14' 1" x 10' 10" (4.29m x 3.3m) With double glazed dormer window to front elevation, over stairs storage cupboard, Oak flooring, radiator and ceiling light point

### Bedroom Three to Rear

9' 1" x 8' 3" (2.77m x 2.51m) With double glazed window to rear elevation, Oak flooring, radiator and ceiling light point

### Re-Fitted Family Bathroom

Being re-fitted with a modern white suite comprising of a panelled bath with shower attachments, floating 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

### Landscaped Rear Garden

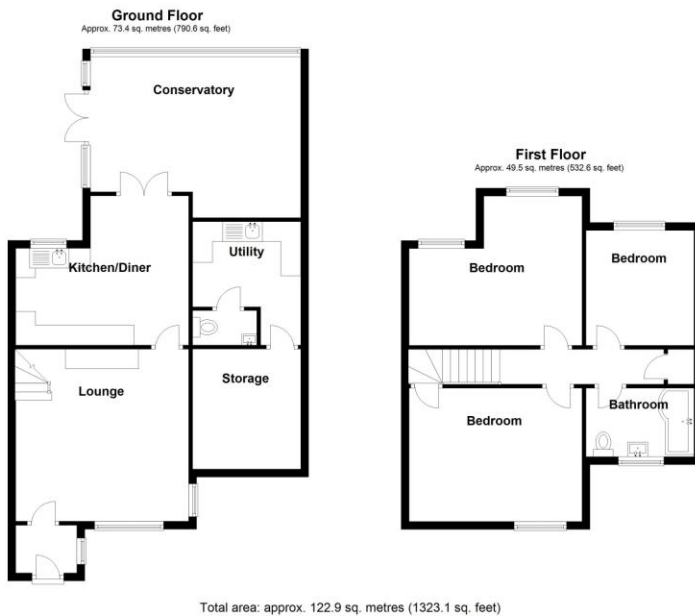
Being mainly laid to lawn with a railway sleeper edged gravel patio, mature shrub borders, gated side access, timber built summer house and panelled fencing to boundaries

### Storage Room

With electric roller door to property frontage, ceiling strip lighting 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 Nigel Hodges



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		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