



smarthomes



- An Impressive Extended Detached Family Home
- Four Good Size Bedrooms
- Re-Fitted Bathroom & Shower Rooms
- Open Plan Family Kitchen/Diner

Hazel Drive, Hollywood, Birmingham, B47 5RJ

£600,000

An impressive extended detached family home situated in a cul-de-sac location on the popular Hollywood Grange development. Offering accommodation comprising a spacious lounge, dining room/home office, conservatory, open plan family kitchen/diner, utility, guest W.C, large master bedroom with en-suite bathroom, guest bedroom with en-suite shower room, two further bedrooms, family shower room, landscaped rear garden, detached double garage and driveway parking



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 block paved driveway providing ample off road parking with garden area to side with an abundance of mature trees and shrubs and a composite front door leading into



Entrance Hallway

With ceiling light point, radiator, large storage cupboard, wooden flooring, stairs leading to the first floor accommodation and a glazed door leading off to



Lounge to Front

17' 11" x 14' 1" (5.46m x 4.29m) With UPVC double glazed bow window to front elevation, wall mounted radiator, wall and ceiling light points, wooden flooring and door to



Dining Room/Home Office

11' 4" x 10' 2" (3.45m x 3.1m) With a UPVC double glazed window to front and double glazed sliding patio doors to rear, laminate flooring and feature vaulted ceiling with ceiling spot lights

Open Plan Family Kitchen/Diner

24' 1" max x 13' 8" max (7.34m max x 4.17m max) Being fitted with a range of wall, base and drawer units with a granite work surface over incorporating a sink and drainer unit with a Kettle 4-in-1 boiling water tap over. Freestanding AGA, space and plumbing for dishwasher, wooden flooring, two radiators, ceiling light points, double glazed bay window to the front aspect, double glazed window to rear, double glazed bi-fold doors to conservatory and door to



Utility Room to Rear

10' 6" x 8' 7" (3.2m x 2.62m) Fitted with a range of wall, drawer and base units with a granite work surface over incorporating a Belfast sink with mixer tap. Space and plumbing for washing machine, UPVC double glazed door and window to rear, central heating radiator, ceiling light point and door to

Guest W.C

Being fitted with a modern white suite comprising a low flush W.C and wall mounted wash hand basin. Obscure UPVC double glazed window to rear, tiling to splash back areas, wooden flooring and ceiling light point

Conservatory

10' 11" x 10' 10" (3.33m x 3.3m) Of UPVC double glazed construction with a Guardian Warm roof, wooden flooring, radiators, ceiling light point and French doors to rear garden

Landing

With access to loft space via a drop down ladder, ceiling light point and door to

Master Bedroom to Front

20' 7" x 11' 10" (6.27m x 3.61m) With double glazed window to front elevation, radiator, ceiling light point, wall to wall fitted wardrobes with drawers and vanity table and door to

En-Suite Bathroom to Rear

Being fitted with a modern white suite comprising of a large bath with shower attachment, walk in shower enclosure, vanity wash hand basin, bidet and a low flush W.C. Heated towel rail, tiling to splash prone areas and floor, ceiling light point and two obscure double glazed windows to the rear elevation

Bedroom Two to Front

10' 6" x 9' 10" (3.2m x 3m) With two double glazed windows to front elevation, radiator, ceiling light point, built in double wardrobe, built in vanity unit with drawers and shelving and door to

En-Suite Shower Room

Being 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 and floor, ceiling spot lights and an obscure double glazed window to the side elevation

Bedroom Three to Rear

10' 3" x 9' 2" (3.12m x 2.79m) With two double glazed windows to rear elevation, radiator, ceiling light point, fitted wardrobe and shelving

Bedroom Four to Front

7' 8" x 7' 3" (2.34m x 2.21m) With double glazed window to front elevation, radiator, ceiling light point and fitted cupboards and shelving

Family Shower Room

Being 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 and floor, ceiling spot lights and an obscure double glazed window to the rear elevation

Landscaped Rear Garden


Being mainly laid to lawn with paved patio area, further decked patio, pergola, well stocked shrub borders, mature plants and trees and panelled fencing to boundaries. Further block paved courtyard area with gated access to property frontage, log store and courtesy door to

Detached Double Garage

With a large garage door to property frontage for vehicular access and security lighting

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





Total area: approx. 185.2 sq. metres (1993.9 sq. feet)



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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.