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Chantry Close

Hollywood, Birmingham, B47 5LU

- A Spacious Detached Family Home
- Three Good Size Bedrooms
- L-Shaped Lounge Diner & Family Room
- Modern Four Piece Family Bathroom
- Impressive Plot
- Scope For Further Extension (STPP)

Offers Over

£425,000

EPC Rating 'TBC'





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 lawned fore garden and block edged tarmac driveway providing off road parking extending to side access, up and over garage door and UPVC double glazed door leading into



Enclosed Porch

With double glazed windows, ceiling light point and UPVC double glazed door leading into

Entrance Hall

With ceiling and wall light points, obscure double glazed windows to front and side elevations, radiator, stairs leading to the first floor accommodation and doors leading off to

Guest WC

With low flush WC, obscure double glazed window and ceiling light point



L-Shaped Lounge Diner

15' 7" max x 19' 2" max (4.75m x 5.84m) With double glazed window to front elevation, two ceiling light points, two radiators, gas fireplace with marble effect hearth and wooden surround, serving hatch to kitchen, windows to rear and door leading into

Family Room to Rear

14' 11" x 8' 5" (4.55m x 2.57m) With double glazed windows, double glazed French doors leading out to the rear garden, wood flooring, radiator and ceiling light point



Kitchen to Rear

11' 10" x 9' 8" (3.61m x 2.95m) Being fitted with a range of high gloss wall, drawer and base units incorporating wine rack, complementary work surfaces with matching upstands, ceramic sink and drainer unit with mixer tap, space for cooker, double glazed window to rear elevation, serving hatch to dining room, ceiling light point and door leading into

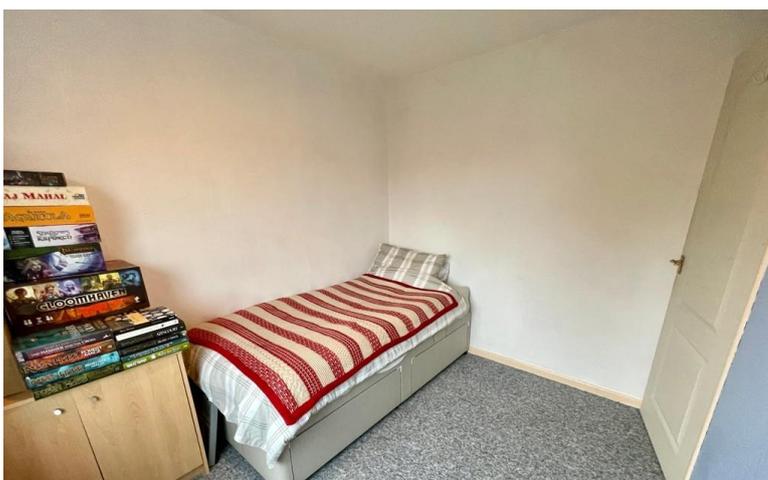
Covered Side Access/Utility Area

With space and plumbing for washing machine, polycarbonate roof and doors to driveway and rear garden

Accommodation on the First Floor

Landing

With access to loft space, ceiling light point, large feature obscured window to front and doors leading off to





Dual Aspect Bedroom One

19' 6" x 9' 11" (5.94m x 3.02m) With double glazed windows to front and rear elevations, two radiators, two ceiling light points and an extensive range of fitted furniture

Bedroom Two to Front

10' 6" x 10' 0" (3.2m x 3.05m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Three to Rear

9' 4" x 7' 8" (2.84m x 2.34m) With double glazed window to rear elevation, radiator and ceiling light point

Modern Four Piece Family Bathroom to Rear

Being fitted with a modern four piece white suite comprising panelled bath with shower attachment, low flush WC, vanity wash hand basin and shower enclosure, obscure double glazed window to rear, tiling to walls and floor, ladder style radiator and spot lights to ceiling



Pleasant Rear Garden

Being mainly laid to lawn with paved patio, shrub borders and fencing to boundaries

Garage

With wall mounted boiler and remote controlled electronic up and over garage door to driveway

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