



smarthomes

Bramley Drive

Hollywood, Birmingham, B47 5RD

- A Modern Style Semi-Detached Family Home
- Three Bedrooms
- Conservatory
- Re-Fitted Family Bathroom

Offers Over £350,000

EPC Rating '59'





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 tarmac driveway providing off road parking with a lawn area to side, planted shrubs and bushes and a hardwood glazed front door leading into

Porch

Being single glazed with a further hardwood door leading into

Spacious Lounge to Front

13' 6" x 13' 1" (4.11m x 3.99m) With a double glazed window to front elevation, wall mounted radiator, coving to ceiling, ceiling light point, stairs rising to first floor and door to



Kitchen/Diner to Rear

16' 7" x 11' 10" max (5.05m x 3.61m 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, further incorporating a 4 ring electric hob with extractor hood over and oven below. Space and plumbing for washing machine, breakfast bar, under stairs storage cupboard, tiling to splash back areas, laminate flooring, radiator, two ceiling light points, a double glazed window to the rear aspect and sliding patio doors leading to



Conservatory

11' 3" x 10' 10" (3.43m x 3.3m) Of UPVC and brick built construction with French doors leading to rear garden, a polycarbonate roof, radiator and tiled flooring

Landing

With access to loft space, ceiling light point, two storage cupboards and door to



Bedroom One to Front

13' 7" x 9' 7" (4.14m x 2.92m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

9' 7" x 8' 6" (2.92m x 2.59m) With double glazed window to rear elevation, radiator and ceiling light point



Bedroom Three to Front

10' 4" x 6' 9" (3.15m x 2.06m) With double glazed window to front elevation, radiator and ceiling light point

Re-Fitted Family Bathroom to Rear

Being re-fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Heated towel rail, tiling to full height and floor, ceiling light point and an obscure double glazed window to the rear elevation



Southerly Facing Rear Garden

Being mainly laid to lawn with paved patio area, shrub borders, panelled fencing to boundaries and a personal door leading to

Garage

Located at the side of the property with an up and over door for vehicular access and a ceiling light point

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		83
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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