



- An Extended Detached Family Home
- Four Bedrooms
- Two Reception Rooms & Garden Room
- Extended Dining Kitchen
- En-Suite Shower Room
- Family Bathroom & Separate Shower Room
- Pleasant Rear Garden With Brick Summer House
- No Upward Chain

Alcester Road, Hollywood, Birmingham, B47 5HE Offers Over £550,000

A well maintained and extended detached family home benefitting from no upward chain, four bedrooms, two reception rooms, dining kitchen, garden room, utility room, guest WC, en-suite shower room, family bathroom with separate shower room, pleasant rear garden with brick built Summer house, off road parking and garage> EPC Rating – '57' D



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 off the main road behind a paved driveway providing off road parking extending to up and over garage door and canopy porch with front door leading through to



Enclosed Porch

With ceiling light point and glazed double doors leading through to



Entrance Hallway

With wall lighting, laminate flooring, radiator, dado rail, alarm panel, stairs leading to the first floor accommodation and part glazed doors leading off to

Lounge to Front

14' 5" x 11' 1" (4.4m x 3.4m) With double glazed bow window to front elevation, wall lighting, ceiling light point, radiator, coving to ceiling, feature inset gas fire and obscure glazed double doors leading into

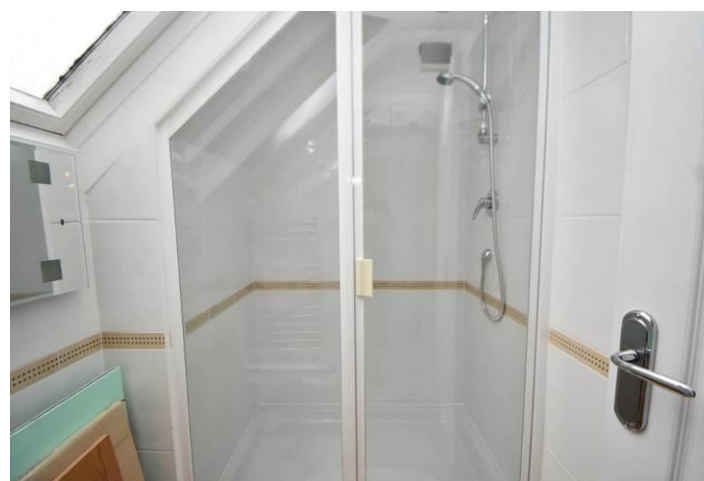


Dining Room to Rear

12' 5" x 11' 1" (3.8m x 3.4m) With ceiling light point, coving to ceiling, radiator and double glazed sliding patio doors leading into

Garden Room

11' 1" x 6' 10" (3.4m x 2.1m) With double glazed windows, polycarbonate roof, double glazed sliding patio door to dining kitchen and double glazed door leading to garden



Extended Dining Kitchen to Rear

15' 8" x 16' 4" (4.8m x 5.0m) Being fitted with a range of wall, drawer and base units incorporating display shelving, complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for cooker with extractor over, double glazed window to rear elevation, double glazed sliding patio door to garden room, ceiling light points, coving to ceiling, radiator, laminate flooring, feature windows to side and glazed door leading into

Utility Room to Rear

9' 3" x 6' 2" (2.84m x 1.9m) With double glazed window and door to rear, radiator, tiled flooring, ceiling light point, base unit with wood effect work surface incorporating sink and drainer unit with mixer tap and space and plumbing for washing machine and tumble dryer, tiling to walls and door leading into

Guest WC

With low flush WC, feature vanity wash hand basin, obscure double glazed window to rear, ceiling light point, tiling to walls and radiator

Side Passage

9' 2" x 3' 7" (2.8m x 1.1m) With a range of fitted cupboards, tiling to walls and floor, glass roof and door to garage

Accommodation on the First Floor

Landing

With loft access, ceiling light point, useful airing cupboard housing Glow Worm boiler and doors leading off to

Bedroom One to Front

13' 1" x 9' 6" (4.0m x 2.9m) With double glazed window to front elevation, radiator, coving to ceiling, ceiling light point, a range of built-in wardrobes and door to

En-Suite Shower Room

Being fitted with a three piece white suite comprising corner shower cubicle with thermostatic shower, low flush WC and pedestal wash hand basin, obscure double glazed window to side, complementary tiling to walls, ceiling light point, wall light point with shaver socket and ladder style radiator

Bedroom Two to Rear

12' 1" x 11' 1" (3.7m x 3.4m) With double glazed window to rear elevation, radiator, coving to ceiling, ceiling light point and a range of built-in cupboards

Bedroom Three

8' 10" x 7' 10" (2.7m x 2.4m) With double glazed windows to front and side elevations, radiator, laminate flooring, coving to ceiling, ceiling light point and built-in cupboards

Bedroom Four to Front

With double glazed window to front elevation, radiator and ceiling light point

Shower Room

Having a shower enclosure with thermostatic shower, obscure double glazed window to side, complementary tiling to walls and ladder style radiator

Family Bathroom to Rear

5' 10" x 5' 10" (1.8m x 1.8m) Being fitted with a three piece white suite comprising panelled bath with shower attachment, low flush WC and pedestal wash hand basin, two obscure double glazed windows to rear, complementary tiling to walls and ceiling light point

Pleasant Rear Garden

Being mainly laid to lawn with spacious paved patio, gated side access to driveway, exterior lighting, timber barked borders with a variety of mature shrubs and bushes, fencing and wall to boundaries, paved terrace, timber shed and access to brick built Summer house

Brick Built Summer House

15' 5" x 10' 2" (4.7m x 3.1m) Being accessed via UPVC double glazed French doors to front or UPVC door to rear with double glazed windows to garden, electric power and ceiling light point

Garage

28' 6" x 13' 1" (8.7m x 4.0m) With obscure double glazed window to front, up and over garage door to driveway, composite door to side, three ceiling light points and storage to eaves

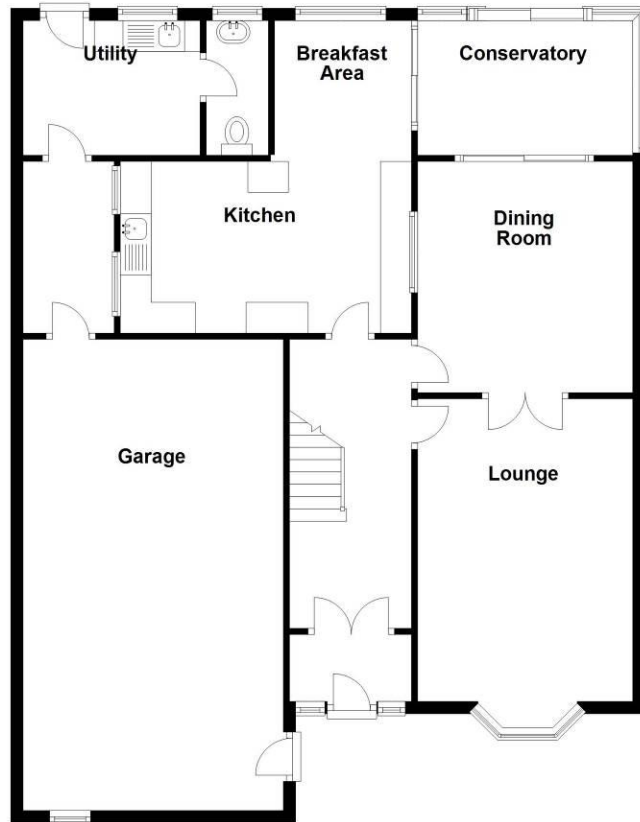
Tenure

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.



Ground Floor

Approx. 116.8 sq. metres (1257.7 sq. feet)



First Floor

Approx. 62.5 sq. metres (672.5 sq. feet)



Total area: approx. 179.3 sq. metres (1930.2 sq. feet)



316 Stratford Road, Shirley,
Solihull, West Midlands, B90
3DN

www.smart-homes.co.uk
0121 744 4144
shirley@smart-homes.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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.