



smarthomes

Pearmans Croft

Hollywood, Birmingham, B47 5ER

- A Refurbished Semi-Detached Property
- Three Bedrooms
- Re-Fitted Kitchen, Family Bathroom & En-Suite Shower Room
- No Upward Chain

Offers Over £325,000

EPC Rating '64'





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 with paved driveway providing off road parking extending to up and over garage door and paved steps leading to UPVC front door giving access to



Entrance Hallway

With double glazed window to front, ceiling light point, radiator, laminate flooring, stairs leading to the first floor accommodation and doors leading off to

Guest WC

With low flush WC, wall mounted corner wash basin, tiling to splashback areas, tiled flooring, extractor and ceiling light point

Lounge Diner to Rear

19' 8" x 9' 5" (6.0m x 2.87m) With double glazed sliding patio doors leading through to conservatory, radiator, ceiling spot lights, electric fire with stone hearth and surround and door leading into



Re-Fitted Kitchen to Rear

12' 1" x 8' 4" (3.7m x 2.54m) Being re-fitted with a range of high gloss handle-less wall and base units incorporating pan drawers, complementary wooden work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor over, inset electric oven and grill, space and plumbing for washing machine, double glazed window to rear elevation, UPVC obscure double glazed door leading out to the rear garden, radiator, laminate flooring and ceiling spot lights



Conservatory

9' 2" x 5' 10" (2.8m x 1.8m) With double glazed windows, polycarbonate roof, double glazed French doors leading out to the rear garden, ceiling light point, power points and laminate flooring

Accommodation on the First Floor

Landing

With double glazed window to side, loft access, ceiling light point, useful airing cupboard housing Vaillant boiler and doors leading off to

Bedroom One to Rear

9' 0" x 11' 3" (2.74m x 3.43m) With double glazed window to rear elevation, radiator, ceiling light point and door to



Re-Fitted En-Suite Shower Room

Being re-fitted with a three piece white suite comprising shower enclosure with Triton electric shower, low flush WC and vanity wash hand basin, complementary tiling to walls and floor, ladder style radiator, extractor and ceiling spot lights



Bedroom Two to Front

12' 0" x 8' 3" (3.66m x 2.51m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Three to Rear

11' 6" x 6' 4" (3.51m x 1.93m) With double glazed window to rear elevation, radiator and ceiling light point

Re-Fitted Family Bathroom to Front

8' 11" x 6' 0" (2.72m x 1.83m) Being re-fitted with a three piece white suite comprising P-Shaped panelled bath with thermostatic shower over and glazed screen, low flush WC and pedestal wash hand basin, obscure double glazed window to front, tiling to walls, ladder style radiator, extractor, tiled flooring and ceiling spot lights

Rear Garden

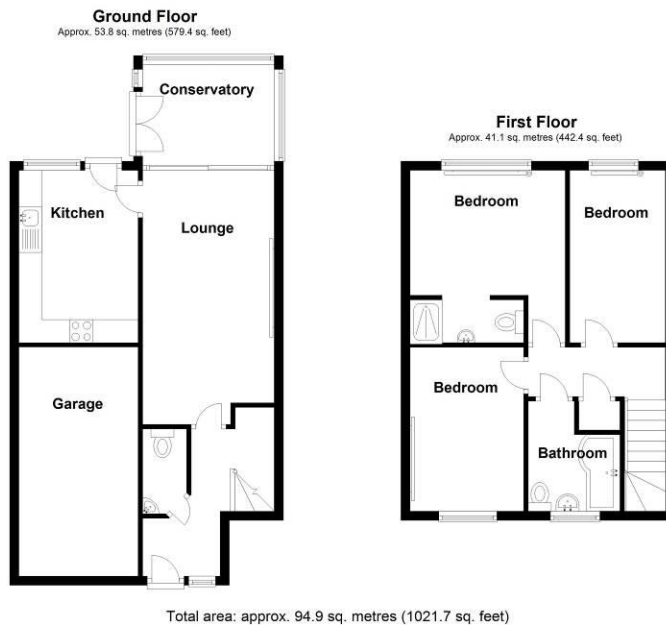
Being mainly laid to lawn with paved patio, fencing to boundaries, mature trees and timber shed

Garage

17' 4" x 7' 11" (5.28m x 2.41m) With 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	64	
(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