



smarthomes

Shawhurst Croft

Hollywood, Birmingham, B47 5PB

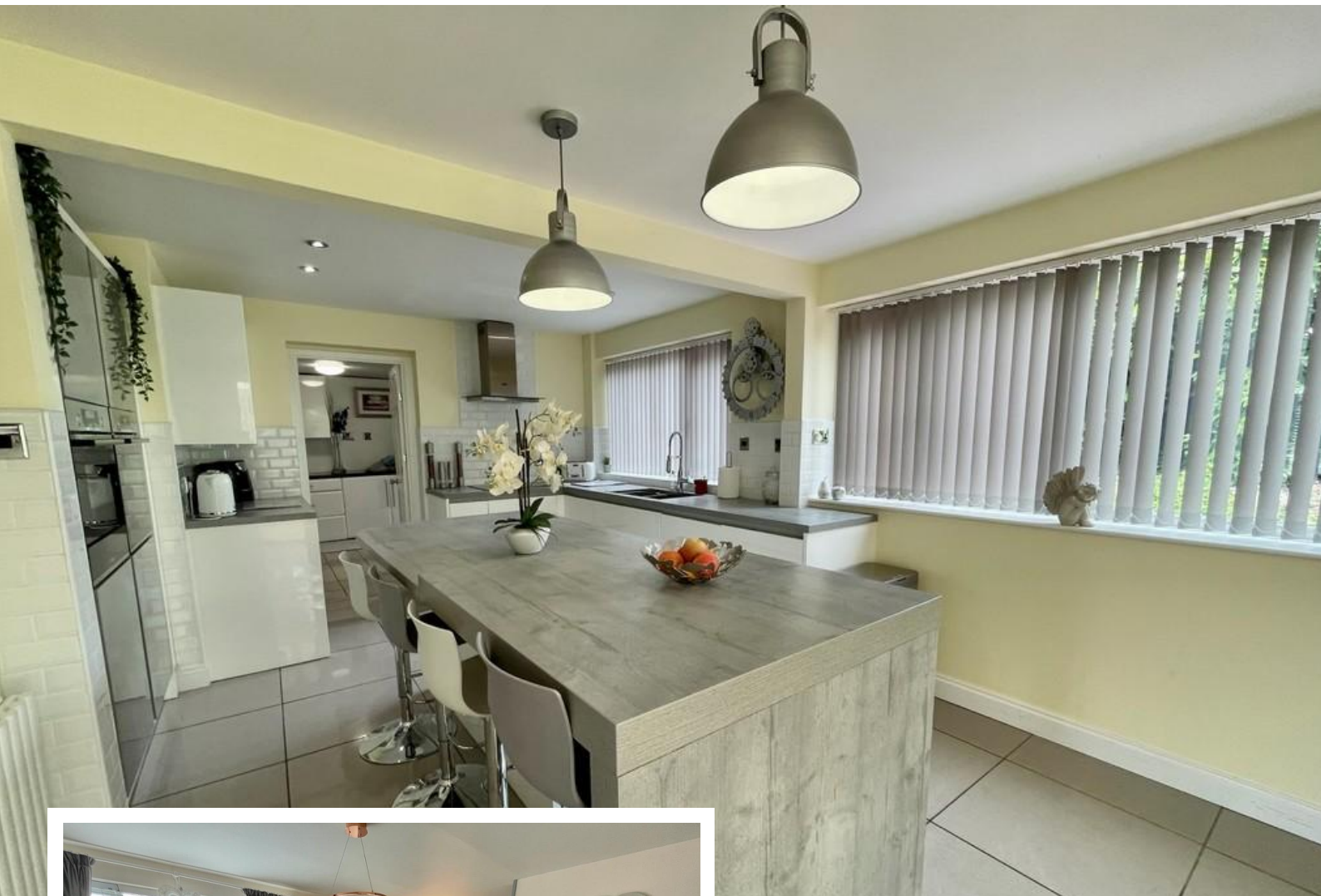
- An Extended & Well Presented Link Detached Property
- Four Bedrooms
- Lounge & Conservatory
- Re-Fitted Breakfast Kitchen & Family Bathroom

£425,000

EPC Rating 62

Current Council Tax Band 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 back from the road behind a lawned fore garden and block paved driveway providing off road parking extending to gated side access to garden to side and UPVC double glazed door leading into



Enclosed Porch

With double glazed windows, tiled flooring, lighting, storage cupboard and double doors leading through to

Lounge to Front

13' 8" x 17' 10" max (4.17m x 5.44m) With double glazed window to front elevation, radiator, ceiling light point, polished tiled flooring, feature modern fire suite and opening through to

Re-Fitted Breakfast Kitchen to Rear

17' 8" x 11' 8" (5.38m x 3.56m) Being re-fitted with a comprehensive range of high gloss handle-less wall, drawer and base units, complementary work surfaces extending to breakfast bar seating area, inset sink unit with shower style mixer tap, tiling to splashback areas, four ring induction hob with extractor canopy over, inset eye-level double ovens with microwave oven and grill, integrated dishwasher, contemporary radiator, ceiling light points, two double glazed windows to rear, double glazed sliding patio doors leading to the conservatory and door to



Utility Room

13' 10" x 8' 10" (4.22m x 2.69m) With high gloss wall and base units, complementary work surfaces, sink and drainer unit with mixer tap, space and plumbing for washing machine and tumble dryer, double glazed sliding patio door to rear, double glazed window to side, ceiling light point, radiator and door to



Bedroom Four to Front

17' 5" x 8' 11" (5.31m x 2.72m) With double glazed window to front elevation, radiator and ceiling light point

Guest WC

With low flush WC and ceiling light point

Conservatory

20' 0" x 8' 10" (6.1m x 2.69m) With double glazed windows, polycarbonate roof, laminate flooring, power, light points and double glazed French doors leading out to the rear garden



Accommodation on the First Floor

Landing

With access to loft space, ceiling light point, double glazed window to side, airing cupboard and doors leading off to

Bedroom One to Front

11' 11" x 10' 3" plus wardrobes (3.63m x 3.12m) With double glazed window to front elevation, radiator, ceiling light point and fitted wardrobes



Bedroom Two to Rear

11' 3" x 10' 11" (3.43m x 3.33m) With double glazed window to rear elevation, radiator, ceiling light point and fitted wardrobes

Bedroom Three to Front

8' 5" x 7' 3" (2.57m x 2.21m) With double glazed window to front elevation, radiator, ceiling light point and fitted wardrobe

Re-Fitted Family Bathroom

Being re-fitted with a three piece white suite comprising; roll top bath with freestanding mixer tap and shower attachment, WC with enclosed cistern and vanity sink, obscure double glazed window to side, complementary tiling to walls and floor and spot lights to ceiling

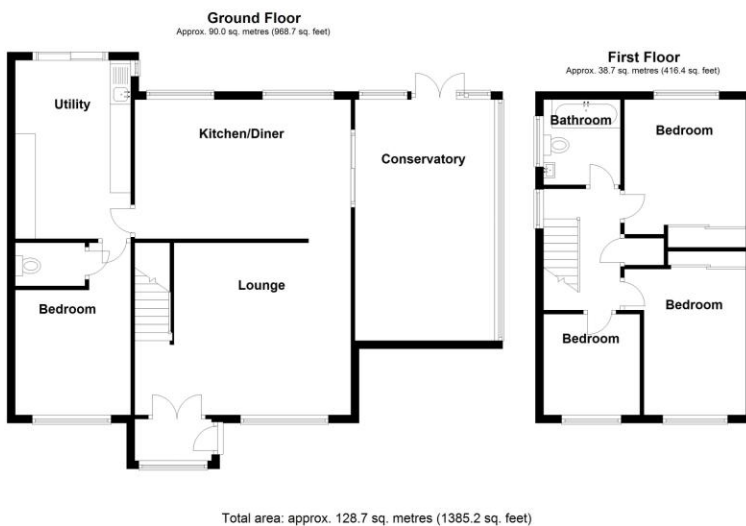
Rear Garden

Extending to the side and rear of the property enjoying a large paved patio with steps leading to extensive lawned area, shrub borders, further block paved patio to rear, fencing and hedging to boundaries, timber storage shed and large timber summer house with power, lighting, window and French doors



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. Current council tax band - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	62	
(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. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. 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 are advised to recheck the measurements.