



smarthomes



- A Well Maintained Detached Bungalow
- Two Double Bedrooms
- Dining Kitchen
- Gardens to Three Sides

Corbett Road, Hollywood, Birmingham, B47 5LL

A well maintained detached bungalow situated in a highly sought after location and occupying an impressive corner plot. Offering accommodation comprising a delightful triple aspect lounge, dining kitchen, two double bedrooms, bathroom, gardens to three sides, detached garage and driveway parking

Offers Over £335,000

EPC Rating - D

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 extensive lawns with an abundance of mature flowering and shrub borders, gravel driveway and a paved footpath leading to a UPVC double glazed door leading into

### **Porch**

With wall light point, double glazed picture windows and obscure double doors leading to

### **Entrance Hallway**

With ceiling light point, radiator, airing cupboard housing wall mounted gas central heating boiler and door leading off to

### **Delightful Triple Aspect Lounge**

*19' 6" x 12' 6" (5.94m x 3.81m)*

With a UPVC double glazed window to front elevation, UPVC double glazed bay window to side and UPVC double glazed patio doors to rear, wall mounted radiator, three wall light points and a feature fireplace housing an electric fire with marble effect hearth and back and ornate mantle

### **Dining Kitchen to Rear**

*13' 1" x 9' 6" (3.99m x 2.9m)* Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit. Space for gas cooker, space and plumbing for washing machine, decorative ceiling beams, tiling to splash

back areas, radiator, ceiling light point and a double glazed door and window to the rear aspect

### **Bedroom One to Front**

*12' 9" x 12' (3.89m x 3.66m)* With double glazed window to front elevation, radiator, ceiling light point and fitted wardrobes with over bed storage

### **Bedroom Two to Rear**

*10' 9" x 8' 10" (3.28m x 2.69m)* With double glazed window to rear elevation, radiator and ceiling light point

### **Bathroom to Side**

Being fitted with a coloured suite comprising of a panelled bath with electric shower over, pedestal wash hand basin and a low flush W.C. Radiator, tiling to full height, ceiling light point and an obscure double glazed window to the side elevation

### **South/Easterly Facing Garden**

Being mainly laid to lawn with a raised patio, well maintained shrub borders, an array of mature plants and trees, gated rear access and access to

### **Detached Garage**

With an up and over door for vehicular access leading to gravel 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 vendor. Current council tax band – D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>	59		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





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