



## Douglas Road

Hollywood, Birmingham, B47 5LB

- A Well Maintained Detached Family Home
- Three Double Bedrooms
- Two Reception Rooms
- Breakfast Kitchen
- No Upward Chain
- Four Piece Family Bathroom With Separate WC & Ground Floor Wet Room

**Offers Over £425,000**

EPC Rating TBC

Current Council Tax Band C







## 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 extending to UPVC double glazed sliding door leading into

### Entrance Porch

Having a hardwood door with obscure glazed insert leading through to





#### **Entrance Hallway**

With ceiling light point, radiator, alarm control panel, obscure window to front, coving to ceiling, stairs leading to the first floor accommodation and doors leading off to

#### **Reception Room One to Front**

14' 9" x 10' 9" (4.5m x 3.3m) With double glazed bay window to front elevation, radiator, coving to ceiling, ceiling light point and gas fireplace with marble hearth and surround

#### **Reception Room Two to Rear**

18' 8" x 13' 9" (5.7m x 4.2m) With double glazed sliding patio doors leading out to the rear garden, double glazed window to side, radiator, two ceiling light points, coving to ceiling and electric fire with marble hearth and surround



#### **Breakfast Kitchen to Rear**

11' 1" x 10' 5" (3.4m x 3.2m) Being fitted with a range of wall, drawer and base units with complementary laminate work surfaces, breakfast bar seating area, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor over, inset electric oven and grill, integrated dishwasher and fridge, radiator, two ceiling light points, coving to ceiling, double glazed window to rear and part glazed door leading into

#### **Side Passage**

16' 8" x 3' 7" (5.1m x 1.1m) With storage units, laminate work surface, base units, polycarbonate roof, two ceiling light points and UPVC double glazed doors to driveway and rear garden



#### **Ground Floor Wet Room**

Having a wall mounted toilet with enclosed cistern, wall mounted sink, electric shower, floor drain, tiling to walls, non-slip flooring, spot lights to ceiling and extractor

#### **Utility**

15' 1" x 6' 10" (4.6m x 2.1m) With double glazed windows to front and side elevations, wall and base units, laminate work surface, sink and drainer unit with mixer tap, radiator, tiled flooring, space and plumbing for washing machine and tumble dryer, wall mounted Worcester Bosch boiler and part glazed door to side passage

#### **Accommodation on the First Floor**

##### **Landing**

With obscure double glazed window to front elevation, coving to ceiling, loft access, radiator, ceiling light point and doors leading off to

##### **Bedroom One to Front**

12' 9" x 10' 9" (3.9m x 3.3m) With double glazed window to front elevation, radiator, coving to ceiling, ceiling light point and built-in wardrobes with mirrored doors





#### Bedroom Two to Rear

12' 1" x 9' 2" (3.7m x 2.8m) With double glazed window to rear elevation, radiator, coving to ceiling, ceiling light point and a range of built-in wardrobes

#### Bedroom Three to Front

13' 9" up to wardrobes x 7' 6" (4.2m x 2.3m) With double glazed window to front elevation, radiator, coving to ceiling, ceiling light point and a range of built-in cupboards and wardrobes

#### Separate WC

With low flush WC, obscure double glazed window to rear, dado rail, tiled flooring, coving to ceiling and ceiling light point

#### Four Piece Family Bathroom to Rear

8' 2" x 7' 6" (2.5m x 2.3m) Being fitted with a four piece suite comprising; corner panelled bath, vanity sink with useful storage, WC with enclosed cistern and corner shower cubicle with thermostatic shower, obscure double glazed window to rear, tiling to water prone areas, tiled flooring, extractor and spot lights to ceiling

#### Low Maintenance Rear Garden

Having a large timber decked area with spindle balustrades and steps leading down to a low maintenance paved and blue slate chipping area with raised borders of mature flowers and shrubbery, fencing to boundaries and outside tap

#### 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. Current council tax band - C

