



smarthomes

Woodleaves

Hollywood, Birmingham, B47 5BW

- A Well Presented and Extended Semi-Detached Family Home
- Three Bedrooms
- Extended and Re-Fitted Kitchen
- Conservatory

Offers Over £315,000

EPC Rating - 54

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 tarmac driveway with a UPVC sliding double glazed door opening into

Porch

Having a ceiling light point, central heating radiator and part glazed door opening into the



Entrance Hallway

Having laminate flooring, ceiling spot lights, coved cornicing to the ceiling, staircase rising to the first floor accommodation and door into

Reception Room One to Front

15' 5" x 7' 8" (4.7m x 2.34m) With double glazed window to front elevation and ceiling light point

Open Plan Reception Room Two/Conservatory

Lounge Area

18' 1" x 10' 3" (5.51m x 3.12m) Having wall light points, central heating radiator, coved cornicing to ceiling, laminate flooring and open access into

Conservatory

10' 1" x 8' 10" (3.07m x 2.69m) Having laminate flooring, central heating radiator, UPVC double glazed windows and double doors leading to garden



Extended Kitchen to Rear

18' 3" max x 9' 6" max (5.56m max x 2.9m max) Being fitted with a range of wall and base units with a laminate work surface over with inset Belfast sink. Space for freestanding Range style cooker with extractor hood over, space and plumbing for dishwasher, recessed ceiling spot lights and exposed beams to ceiling. Ceramic wall tiles, laminate flooring, three Velux windows and a UPVC double glazed door and window to rear



Guest W.C

Being fitted with a modern white suite comprising a low flush W.C and vanity wash hand basin. Obscure UPVC double glazed window to front, tiling to splash back areas, heated towel rail and ceiling light point



Landing

With a ceiling light point, loft hatch access, UPVC double glazed window to the side and doors off to

Bedroom One to Rear

14' 3" max x 10' 7" (4.34m max x 3.23m) Having UPVC double glazed window to the rear, recessed ceiling light point, central heating radiator and built in wardrobes providing hanging rail and shelved storage



Bedroom Two to Front

12' 10" x 10' 7" (3.91m x 3.23m) Having UPVC double glazed window to the front, recessed ceiling spot lights and central heating radiator

Bedroom Three to Front

9' 10" max x 7' 10" max (3m max x 2.39m max) Having UPVC double glazed window to the front, ceiling light point and central heating radiator

Re-Fitted Family Bathroom to Rear

Being re-fitted with a modern white suite comprising of a bathtub, separate shower enclosure, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling light point and obscure double glazed windows to the side and rear elevations

Rear Garden

Having a paved patio and artificial lawn for ease of maintenance and panelled fencing to boundaries



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		
(69-80)	C		71
(55-68)	D		
(39-54)	E	54	
(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.