



smarthomes



- A beautifully presented and extended detached family home
- Four Good Size Bedrooms
- Modern En-Suite Shower Room
- No Upward Chain

## Oakwood Road, Hollywood, Birmingham, B47 5DY

A beautifully presented and extended detached family home being sold with the benefit of no upward chain. Offering accommodation comprising two reception rooms, conservatory, fitted kitchen, utility room, guest W.C, four good size bedrooms, modern en-suite shower room, modern family bathroom, private rear garden, large garage and driveway parking

£460,000

EPC Rating - D

Current Council Tax Band - E





## 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 with laid lawn areas, planted shrubs and a UPVC double glazed door leading into

### Enclosed Porch

With glazed windows to property side and frontage, tiled flooring, light point and an Oak door leading to





### Lounge to Front

16' 0" x 14' 9" (4.9m x 4.5m) With UPVC double glazed bow window to front elevation, two wall mounted radiators, dado rail, engineered wooden flooring, ceiling light point, log burning stove with stone hearth and surround, stairs rising to first floor, useful under stairs storage cupboard and Oak glazed double doors leading into



### Dining Room to Rear

13' 5" x 10' 2" (4.1m x 3.1m) With laminate flooring, wall mounted radiator, ceiling light point, door to useful cloaks cupboard, door to kitchen, UPVC double glazed window to rear and aluminium framed double glazed patio doors leading to



### Conservatory

9' 6" x 9' 2" (2.9m x 2.8m) With double glazed windows, polycarbonate roof, laminate flooring, electric wall heater and double glazed French doors leading out to the rear garden

### **Fitted Kitchen to Rear**

13' 9" x 10' 2" max (4.2m x 3.1m max) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring ceramic hob with extractor hood over. Eye level double oven and grill, space and plumbing for dishwasher, tiling to splash back areas, radiator, ceiling light points, a double glazed window to the rear aspect and Oak door to

### **Utility Room**

8' 2" x 5' 10" (2.5m x 1.8m) Fitted with a range of wall and base units with a work surface over, corner wash hand basin, space and plumbing for washing machine and tumble dryer, UPVC double glazed door to rear, tiling to full height and floor, central heating radiator, ceiling light point, Oak door to garage and Oak door to

### **Guest W.C**

Being fitted with a modern white low flush W.C, obscure UPVC double glazed window to rear, tiling to splash back areas and floor and ceiling light point

### **Landing**

With ceiling light point and Oak doors leading off to

### **Bedroom One to Side**

15' 1" x 11' 5" (4.6m x 3.5m) With two double glazed windows to side elevation, radiator, ceiling light point and Oak door to

### **Modern En-Suite Shower Room**

11' 1" x 4' 3" (3.4m x 1.3m) Being fitted with a modern white suite comprising of a large shower enclosure with electric shower, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, electric wall heater, tiling to splash prone areas, ceiling light point, useful storage cupboard and an obscure double glazed window to the side elevation

### **Bedroom Two to Front**

12' 5" x 9' 2" (3.8m x 2.8m) With double glazed window to front elevation, radiator and ceiling spot lights

### **Bedroom Three to Rear**

11' 1" x 9' 10" (3.4m x 3m) With double glazed window to rear elevation, radiator, built in wardrobes and ceiling spot lights

### **Bedroom Four to Front**

8' 10" x 6' 6" (2.7m x 2m) With double glazed window to front elevation, radiator, useful over stairs storage cupboard and ceiling light point

### **Re-Fitted Family Bathroom to Rear**

7' 10" x 6' 2" (2.4m x 1.9m) Being re-fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to full height and floor, airing cupboard, ceiling light point and an obscure double glazed window to the rear elevation

### **Private Rear Garden**

With a spacious paved patio area, laid lawn area, artificial lawn area, rubber chipped area, panelled fencing to boundaries, wooden play house, metal garden shed, cold water tap, exterior lighting and gated side access

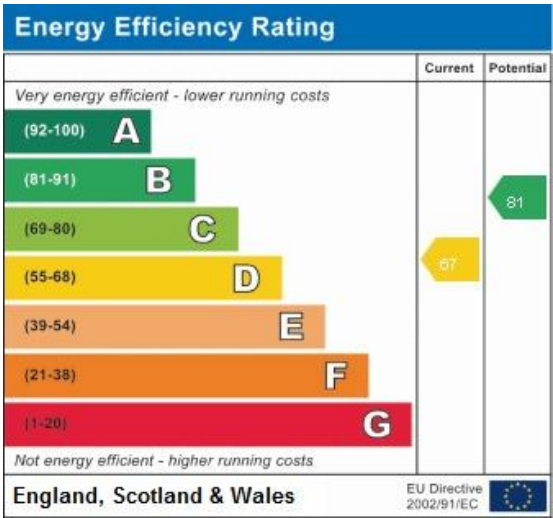


Large Garage

18' 4" x 15' 1" (5.6m x 4.6m) With an electric up and over door for vehicular access, wall mounted gas central heating boiler, UPVC double glazed windows to side, ceiling light point and Oak courtesy door to utility

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 – E







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