



smarthomes

## Chantry Close

Hollywood, Birmingham, B47 5LU

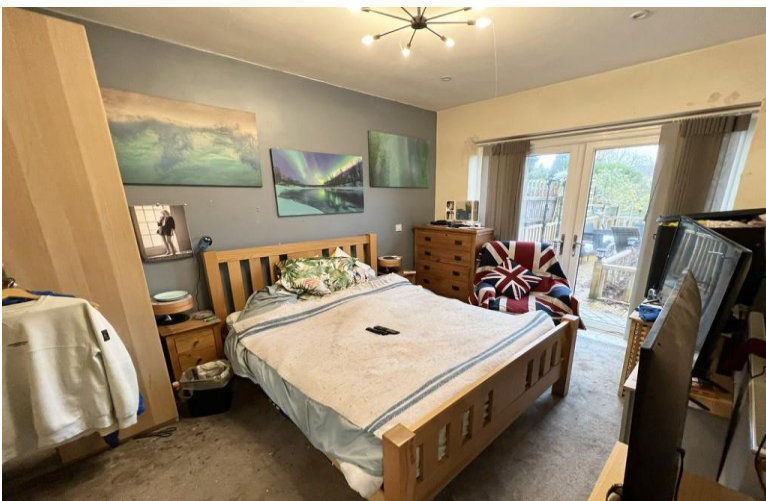
- A Semi-Detached Bungalow
- Two Bedrooms
- Open Plan Lounge/Breakfast Kitchen
- Modern Shower Room

**Offers Over £300,000**

EPC Rating - 69

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 with a gavelled area to side, low level wall and fencing to side boundaries and a UPVC double glazed sliding door leading into

### **Porch**

With a UPVC double glazed window to side and further door leading into



### **Open Plan Lounge/Breakfast Kitchen**

#### **Lounge Area to Front**

16' 9" x 11' 6" (5.11m x 3.51m) With UPVC double glazed window to front elevation, wall mounted radiator, ceiling spot lights, laminate flooring, fire recess with log burning stove and wooden mantle over and opening to

#### **Re-Fitted Breakfast Kitchen to Side**

11' 10" max x 8' 6" (3.61m max x 2.59m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a composite 1 1/2 bowl sink and drainer unit with mixer tap over. Space for gas Range style cooker with extractor hood over, space and plumbing for washing machine, integrated dishwasher, tiling to splash back areas, laminate flooring, breakfast bar with lighting over, ceiling spot lights and a double glazed door and window to the side aspect



#### **Bedroom One to Rear**

14' 5" x 9' 6" (4.39m x 2.9m) With double glazed French doors leading to rear garden, radiator and ceiling light point and spot lights

#### **Bedroom Two to Rear**

10' 6" x 9' 2" (3.2m x 2.79m) With double glazed window to rear elevation, radiator and ceiling light point





### Re-Fitted Bathroom to Side

7' 10" x 5' 7" (2.39m x 1.7m) 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. Tiling to splash prone areas, ceiling spot lights and two obscure double glazed windows to the side elevation

### Landscaped Rear Garden

Being laid with real and artificial lawns, paved and decked patio areas, mature planted borders, stone footpaths, panelled fencing to boundaries, railway sleeper steps, water feature, gated side access and courtesy door to



### Garage

Located at the side of the property with an up and over door to property frontage

### 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 - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(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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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.