



smarthomes

Wythwood Road

Hollywood, Birmingham, B47 5QL

- A Well Presented Semi Detached Bungalow
- Two Double Bedrooms
- Pleasant Rear Garden
- Car-Port & Garage

£315,000

EPC Rating - 72

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 lawned fore garden and generous tarmac driveway providing off road parking extending to car-port, garage doors and UPVC double glazed door leading into

Entrance Hall

With stripped timber effect flooring, coving to ceiling, radiator, ceiling light point, access to loft space via ladder and double doors leading into



Lounge to Front

11' 4" x 18' 2" (3.45m x 5.54m) With double glazed bow window to front elevation, coving to ceiling, two ceiling light points, two radiators and feature polished stone fire surround with gas fire

Kitchen to Front

11' 1" x 8' 9" (3.38m x 2.67m) Being fitted with a range of wall, drawer and base units incorporating glazed display cabinets with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor over, inset electric oven, space and plumbing for washing machine, space for fridge and freezer, cupboard housing Worcester boiler, radiator, ceiling light point, coving to ceiling, timber effect flooring and double glazed window to front elevation



Bedroom One to Rear

13' 9" x 9' 8" into wardrobe (4.19m x 2.95m) With double glazed window to rear elevation, radiator, coving to ceiling, ceiling light point and fitted wardrobes with sliding doors



Bedroom Two to Rear

11' 8" x 10' 2" (3.56m x 3.1m) With double glazed sliding patio doors leading out to the rear garden, wood effect flooring, radiator and ceiling light point



Shower Room

Being fitted with a three piece white suite comprising double shower cubicle with thermostatic shower, low flush WC and pedestal wash hand basin, obscure double glazed window to front, tiling to water prone areas and floor, radiator and ceiling light point

Pleasant Rear Garden

Being mainly laid to lawn with decked patio and ramp to lawned area, fencing to boundaries, mature shrubs and bushes and courtesy door to garage

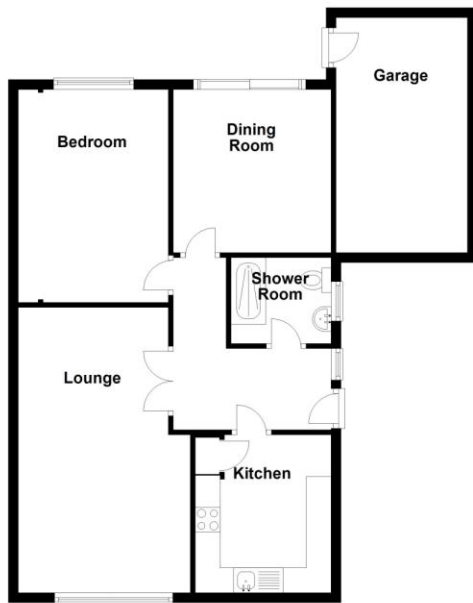
Garage

17' 3" x 7' 9" (5.26m x 2.36m) Offering potential for conversion/extension subject to planning permission with garage doors to car-port, double glazed window to rear and door to rear garden

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 – D.

Ground Floor
Approx. 76.8 sq. metres (826.3 sq. feet)



Total area: approx. 76.8 sq. metres (826.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	