



smart homes

## Dyas Road

Hollywood, Birmingham, B47 5LJ

- A Well Presented Detached Bungalow On A Generous Corner Plot
- Two Double Bedrooms
- Spacious Dual Aspect Lounge
- Modern Kitchen Opening To Family Dining Room
- South Facing Wrap Around Garden
- No Upward Chain

**£385,000**

EPC Rating TBC

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 on a generous corner plot behind a lawned fore garden with mature trees and shrubs and block paved and Cotswold stone chipping in & out driveway providing off road parking extending to gated side access to wrap around South facing rear garden and UPVC double glazed door leading into

#### **Enclosed Porch**

With double glazed windows, engineered wooden flooring, wall mounted boiler, lighting and UPVC obscure double glazed door leading through to



#### **Entrance Hallway**

With ceiling light point, radiator, engineered wooden flooring, coving to ceiling, loft access, useful cloaks cupboard and doors leading off to

#### **Spacious Dual Aspect Lounge**

19' 4" x 12' 1" (5.9m x 3.7m) With double glazed windows to front and side elevations, double glazed French doors with windows either side leading out to the South facing rear garden, two ceiling light points, coving to ceiling, two radiators and electric fireplace with slate hearth and decorative wooden surround



#### **Modern Kitchen**

13' 1" x 9' 2" (4.0m x 2.8m) Being fitted with a range of high gloss wall, drawer and base units with complementary wood effect laminate work surfaces, composite sink and drainer unit with mixer tap, tiling to splashback areas, space for range style cooker with extractor canopy over, integrated dishwasher and fridge freezer, radiator, ceiling light point, engineered wooden flooring, window to rear and opening through to

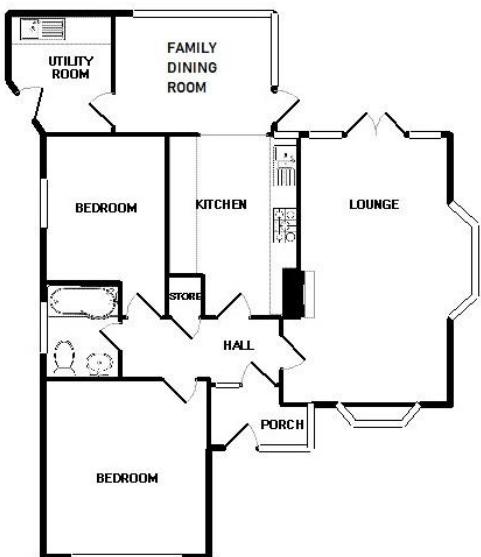
#### **Family Dining Room to Rear**

11' 5" x 8' 2" (3.5m x 2.5m) With double glazed windows, UPVC double glazed door leading out to the rear garden, radiator and door leading into



#### **Utility Room**

8' 2" x 6' 6" (2.5m x 2.0m) With fitted high gloss wall and base units with wood effect laminate work surface, sink and drainer unit, tiling to splashback, space and plumbing for washing machine and tumble dryer, ceiling light point, radiator and UPVC obscure double glazed door to side



### Bedroom One to Front

12' 9" x 11' 9" (3.9m x 3.6m) With double glazed window to front elevation, coving to ceiling, radiator and ceiling light point

### Bedroom Two

10' 5" x 8' 10" (3.2m x 2.7m) With obscure double glazed window to side elevation, radiator, coving to ceiling and ceiling light point

### Family Bathroom

6' 10" x 5' 2" (2.1m x 1.6m) Being fitted with a three piece white suite comprising; panelled bath with shower over, low flush WC and pedestal wash hand basin, obscure double glazed window, tiling to walls and floor, feature heated towel rail, fitted vanity mirror with shaver socket, extractor and ceiling light points

### South Facing Rear Garden

Being mainly laid to lawn with timber decked area, paved pathway, fencing to boundaries, gated access to front, gated access to garage to rear, greenhouse, shed and a variety of mature shrubs and bushes

### Garage

With concrete driveway to rear, metal up and over garage door

**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 - E