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- A Character Detached Property Situated on a Large Plot
- Two Good Size Bedrooms
- Modern En-Suite Shower Room
- Offering Superb Potential for Development or Extension

Alcester Road, Hollywood, Birmingham, B47 5HE

Offers Over £400,000

A rare opportunity to purchase this character detached property situated in a most convenient and sought after location and benefiting from no upward chain. The property is situated on a wide plot and offers potential for development or extension subject to planning consent. Offering accommodation comprising two spacious reception rooms, fitted kitchen, two good size bedrooms, modern en-suite shower room, family bathroom, detached garage, driveway parking and delightful mature wrap around gardens. Council Tax Band – E. EPC Rating – 48.



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 laid lawn area with a centralised flower bed and a tarmac and paved driveway providing off road parking to side leading to garage. There is hedging to boundaries and an iron gate and paved pathway leading to a further garden area with a UPVC double glazed door leading into

Enclosed Porch

With a UPVC double glazed side windows and further door leading to

Entrance Hallway

With ceiling light point, stairs leading to the first floor accommodation and archways leading off to

Lounge to Front

15' x 14' (4.57m x 4.27m) With UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling light point and a feature fire surround with electric fire

Dining Room to Side

14' 9" max x 12' (4.5m max x 3.66m)

With a UPVC double glazed bay window to side, UPVC double glazed door leading to rear garden, wall mounted radiator, ceiling light point, fitted cupboards and shelving, feature fireplace with open grate and a part glazed door to

Fitted Kitchen to Rear

12' 9" x 8' 11" (3.89m x 2.72m)

Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over. Eye level oven and grill, integrated fridge and freezer and space and plumbing for washing machine. Tiling to splash back areas, wood effect flooring, ceiling light point, under stairs storage cupboard, UPVC double glazed door to side and a UPVC double glazed window to the rear aspect

Landing

With ceiling light point, UPVC double glazed window to side, storage cupboard housing a gas central heating boiler and door leading off to

Bedroom One to Front

15' max x 12' max (4.57m max x 3.66m max)

With double glazed window to front elevation, radiator, ceiling light point, fitted wardrobe, wood effect flooring and door to

Modern En-Suite Shower Room

6' 6" x 6' 2" (1.98m x 1.88m)

Being fitted with a modern white suite comprising of a corner shower enclosure with electric shower, pedestal wash hand basin and a low flush W.C. Extractor fan, tiling to splash prone areas, wood effect flooring and a ceiling light point

Bedroom Two to Side

12' 7" x 12" (3.91m x 3.05m) With double glazed window to side elevation, radiator, ceiling light point and a range of fitted furniture to include wardrobes, over bed storage, dressing table and bedside cabinets

Family Bathroom to Rear


9' 9" x 9' (2.97m x 2.74m) Being fitted with a white suite comprising of a corner panelled bath, pedestal wash hand basin and a low flush W.C. Radiator, airing cupboard, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the rear elevation

Delightful Wrap Around Rear Garden

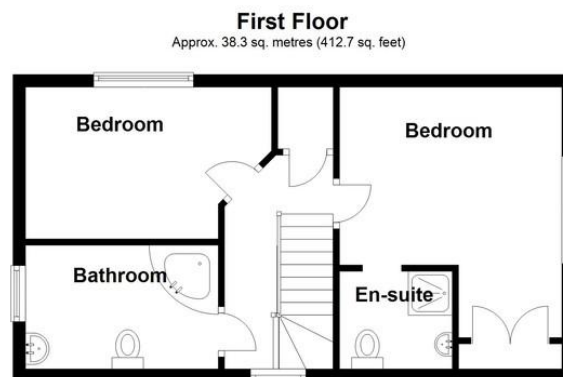
This delightful wrap around garden offers superb potential for extension or development subject to planning consent and is mainly laid to lawn with paved patio area, mature flowering borders, planted shrubs and bushes, gated access to driveway and hedging and panelled fencing to boundaries

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 Nigel Hodges. Current council tax band – E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	





Total area: approx. 89.7 sq. metres (965.7 sq. feet)



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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 are 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.