

69A HOLLYWOOD LANE, HOLLYWOOD, B47 5PX

OFFERS AROUND £460,000

- PORCH
- SUPERB OPEN PLAN EXTENDED & REFITTED KITCHEN DINING ROOM
- LANDING
- REFITTED BATHROOM
- DEEP FRONT DRIVEWAY
- LOUNGE
- FAMILY ROOM
- THREE BEDROOMS
- REAR GARDEN
- INTERNAL INSPECTION RECOMMENDED

Situated in this sought after location, this superbly extended and presented detached house which has been tastefully improved by the existing owners is ideally situated to take advantage of the local amenities, transport and schooling in Hollywood and Wythall.

Local convenience stores and other retailers can be found close by on Hollywood Lane and Drakes Cross Parade on the Alcester Road, Becketts farm is nearby and further on to Maypole where one will find Sainsbury's and other retail outlets.

Nearby is Wythall Park offering a wide range of social, sporting and community activities on its 37 acres including cricket, football, rugby, dog training, archery and much more. The property is located close to primary schooling at Coppice infant and junior and senior schooling at Woodrush School which are both sited in Shawhurst Lane. (Education facilities are subject to confirmation from the Education Department).

Wythall has its own railway station at the bottom of Station Road offering commuter services between Birmingham and Stratford Upon Avon and local bus services provide access to the City of Birmingham, Shirley and Redditch.

Set back from the road via a deep lawned front garden with tarmacadam driveway, a composite front door opens into the

PORCH

Having recessed ceiling spot lights, cloaks cupboard and double oak doors into the

LOUNGE

17'10" x 13'11" (5.44m" x 4.24m")



Having UPVC double glazed window to the front, recessed ceiling spot lights, two central heating radiators, stairs rising to the first floor accommodation and open access to the

SUPERB OPEN PLAN KITCHEN DINING ROOM **25'10" x 22'5" (7.87m" x 6.83m")**



Having dining area with recessed ceiling spot lights, center piece light, central heating radiator, porcelain tiled floor with underfloor heating and open access into the kitchen are which has been fitted with a modern range of wall, drawer, larder and base units with work surfaces over incorporating a comprehensive range of high spec appliances to include induction hob with extractor over the central island, two ovens, steam microwave, coffee maker, two washing machines, tumble dryer, full height fridge and freezer, recessed ceiling spot lights, porcelain floor tiles with underfloor heating, UPVC double glazed tri fold doors and window to the rear garden and double oak doors into the





FAMILY ROOM

21'7" x 8'7" (6.58m" x 2.62m")

Having UPVC double glazed window to the front, recessed ceiling spot lights and central heating radiator

LANDING

Having oak and glass balustrade, ceiling light point, UPVC double window to the side and doors to three bedrooms and refitted bathroom

BEDROOM 1

14'3" x 11'10" into door recess (4.34m" x 3.61m" into door recess)



Having UPVC double glazed window to the front, recessed ceiling spot lights, central heating radiator and built in wardrobes

BEDROOM 2

11'9" into door recess x 11'4" (3.58m" into door recess x 3.45m")

Having UPVC double glazed window to the rear, recessed ceiling spot lights, central heating radiator and built in wardrobes

BEDROOM 3

8'3" x 8'1" (2.51m" x 2.46m")

Having UPVC double glazed window to the front, recessed ceiling spot lights and central heating radiator

REFITTED BATHROOM



Having p shaped paneled bath with shower over and glazed side screen, low level WC with concealed cistern, wash hand basin in vanity unit, sand stone wall and floor tiles, recessed ceiling spot lights, heated towel rail and UPVC double glazed window to the rear

REAR GARDEN

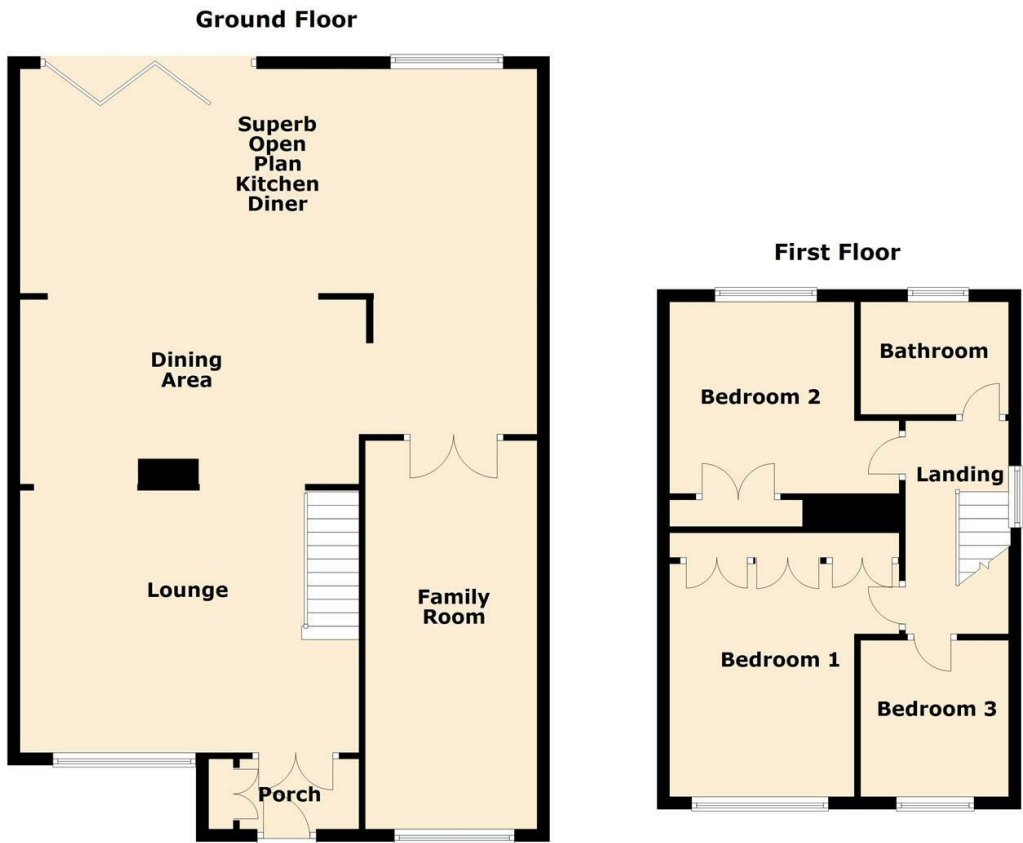


Having paved patio area leading to lawn with raised sleeper flower borders, fencing to boundaries and gated side access



Floor Plan

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



FLOOR PLAN Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

TENURE We are advised that the property is Freehold but as yet we have not been able to verify this.

PLANNING PERMISSION AND BUILDING REGULATIONS Purchasers must satisfy themselves as to whether planning permission and building regulations were obtained and adhered to for any works carried out to the property.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

THE CONSUMER PROTECTION REGULATIONS The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

PROPERTY TO SELL? If in order to purchase this property you wish to sell your existing home, please do not hesitate to contact Pat Gilbert on 01564 826555 who would be pleased to discuss its current market value, our fees and services with you.

