



smarthomes

Mynors Crescent

Hollywood, Birmingham, B47 5JG

- An Immaculate Semi-Detached Property Set On A Generous Plot
- Three/Four Bedrooms
- Lounge & Dining Room/Bedroom Four With En-Suite
- Re-Fitted Breakfast Kitchen & Family Shower Room

£309,950

EPC Rating '67'





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 block paved driveway providing off road parking for several vehicles extending to UPVC double glazed door to enclosed porch with hardwood door with obscure glazed inserts leading through to



Entrance Hall

With tiled flooring, ceiling light point, radiator and doors leading off to

Dual Aspect Reception Room One

16' 0" x 11' 1" (4.88m x 3.38m) With double glazed windows to front and rear elevations, feature gas fire with cast iron effect grate, tiled hearth and ornate wooden surround, wood effect laminate flooring, radiator, coving to ceiling, two ceiling light points and door leading through to



Dual Aspect Re-Fitted Breakfast Kitchen

17' 0" x 8' 9" (5.18m x 2.67m) Being recently re-fitted with a modern range of high gloss wall, drawer and base units, roll top work surfaces with matching upstands incorporating sink and drainer unit with mixer tap, four ring gas hob with extractor canopy over, feature tiling to splashback areas, inset electric oven, space and plumbing for washing machine and dishwasher, space for American style fridge freezer, under-counter lighting, breakfast bar area, double glazed windows to front and rear elevations, ceiling down lights, wood effect floor covering and obscure double glazed door leading to the rear garden



Reception Room Two/Bedroom Four to Rear

12' 8" x 9' 8" (3.86m x 2.95m) With double glazed French doors leading out to the rear garden, ceiling light point, radiator, wood effect flooring and door leading to

Re-Fitted En-Suite Shower Room

Being fitted with a white suite comprising low flush WC, pedestal wash hand basin and walk-in shower tray with wall mounted electric shower, obscure double glazed window, radiator, wood effect flooring and ceiling light point



Accommodation on the First Floor

Landing

With double glazed window to front elevation, ceiling light point, access to loft space and doors leading off to

Bedroom One

11' 3" x 9' 8" (3.43m x 2.95m) With double glazed window, ceiling light point and radiator



Bedroom Two

11' 3" x 6' 1" (3.43m x 1.85m) With double glazed window, ceiling light point and radiator

Dual Aspect Bedroom Three

16' 0" x 9' 9" (4.88m x 2.97m) With double glazed windows to front and rear elevations, ceiling light point and radiator

Re-Fitted Shower Room

Being re-fitted with a three piece white suite comprising double shower enclosure, low flush WC and pedestal wash hand basin, complementary tiling to walls, obscure double glazed window, tiled flooring and ceiling light point

Extensive Rear Garden

Being mainly laid to lawn with flowering shrub borders, mature trees, two timber storage sheds, paved patio, gated side access and fencing and hedging 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

