

9 HEATH ROAD, HOLLYWOOD, B47 5LR

OFFERS AROUND £320,000

- PORCH
- LOUNGE
- REFITTED KITCHEN
- THREE EBDROOMS
- REAR GARDEN
- HALLWAY
- DINING ROOM
- UTILITY WITH WC
- REFITTED BATHROOM
- FRONT DRIVEWAY & GARAGE

A well presented traditional semi detached house in this popular location with potential for extension subject to planning close to the local amenities of Hollywood and Wythall.

Local schooling can be found within walking distance at Coppice Primary school and Woodrush Senior School on nearby Shawhurst Lane. Education facilities are subject to confirmation from the Education Department.

There is the benefit of local shops on May Lane, Drakes Cross parade and Alcester Road in Hollywood. The property is just a few minutes drive or by bus to Shirley along Truemans Heath Lane and one can continue back through Hollywood to Sainsbury's at the Maypole island, which also provides access to Birmingham city centre and the southern Birmingham suburbs, along with the Hollywood by-pass which links to the M42, forming the hub of the midlands motorway network.

There are railway stations close by in Wythall and Whitlocks End offering commuter services between Birmingham and Stratford upon Avon, and local bus services provide access to the City of Birmingham, Redditch and the surrounding suburbs.

Set back from the road via a tarmacadam driveway, a double glazed door opens into the

PORCH

Having part glazed door into the

HALLWAY

Having stairs rising to first floor accommodation, ceiling light point, central heating radiator and doors into the refitted kitchen and

LOUNGE

13'6" into bay x 11'11" (4.11m" into bay x 3.63m")



Having UPVC double glazed bay window to the front, ceiling light point, central heating radiator and open access into the

DINING ROOM

12'0" x 10'6" (3.66m" x 3.20m")



Having ceiling light point, central heating radiator, fireplace with inset electric fire and double glazed sliding doors into the

GARDEN ROOM

18'2" x 10'1" (5.54m" x 3.07m")

Having three ceiling light points and UPVC double glazed window and door to the rear garden

REFITTED KITCHEN

12'0" x 7'0" (3.66m" x 2.13m")



Having a modern range of wall and base units with butchers block work surfaces over incorporating circular sink and drainer, four ring gas hob with oven below, ceramic wall tiles, space for fridge freezer, recessed ceiling spot lights, window to the rear and door into the

UTILITY

Having space for washing machine and tumble dryer, ceiling light point, UPVC double glazed window to the side and door into the

WC

Having low level WC, pedestal wash hand basin, ceiling light point and window to the side

LANDING

Having UPVC double glazed window to the side, ceiling light point, loft access and doors to three bedrooms and refitted bathroom

BEDROOM 1

14'1" into bay x 10'2" (4.29m" into bay x 3.10m")



Having UPVC double glazed bay window to the front, ceiling light point and central heating radiator

BEDROOM 2

11'11" x 10'6" (3.63m" x 3.20m")

Having UPVC double glazed bay window to the rear, ceiling light point and central heating radiator

BEDROOM 3

7'8" x 7'8" (2.34m" x 2.34m")

Having UPVC double glazed window to the front, ceiling light point and central heating radiator

REFITTED BATHROOM



Having panelled bath, shower enclosure, low level WC, pedestal wash hand basin, ceramic wall tiles, recessed ceiling spot lights, central heating radiator and UPVC double glazed window to the rear

SIDE GARAGE

14'10" x 7'7" (4.52m" x 2.31m")

Having light and power, wall mounted central heating boiler and double doors to the front

REAR GARDEN

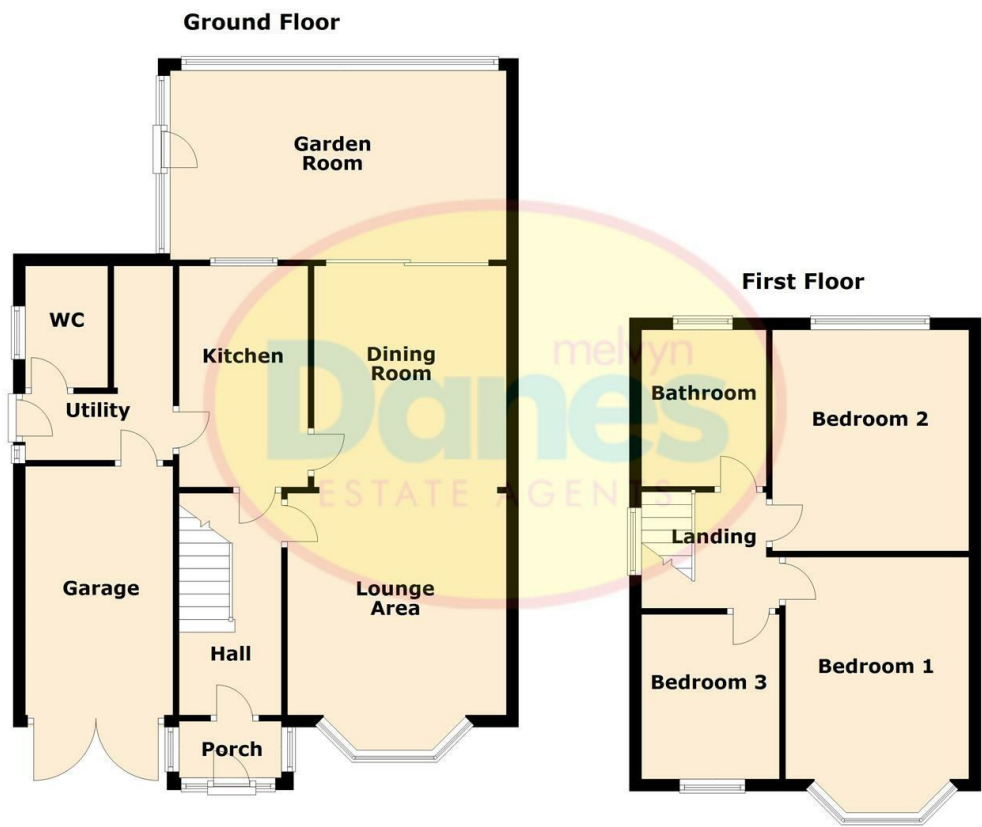


Having footpath with lawn, flower and shrub borders, fencing to boundaries and gated side access



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 contact.

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.

