



smarthomes

Alfreda Avenue

Hollywood, Birmingham, B47 5BP

- A Beautifully Presented Semi-Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Extended Kitchen/Diner

Offers Over

£300,000

EPC Rating '61'





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 deep tarmac driveway providing off road parking with an artificial lawn area, flowering shrub borders and an attractive UPVC double glazed door leading into

Enclosed Porch

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



Entrance Hallway

With solid wood flooring, coving to ceiling, ceiling light point, radiator, stairs leading to the first floor accommodation and doors leading off to

Lounge to Front

14' 5" x 11' 0" (4.39m x 3.35m) With UPVC double glazed bay window to front elevation, feature Victorian style fireplace with decorative tiled inserts and marble hearth, laminate flooring, dado rail, coving to ceiling, wall mounted radiator, ceiling light point and door to

Sitting Room to Rear

12' 0" x 11' 0" (3.66m x 3.35m) With UPVC double glazed French doors leading to rear garden, Oak style laminate flooring, feature fireplace surround with electric log burner effect fire and raised tile heart, dado rail, wall mounted radiator and ceiling light point



Extended Dining Kitchen to Rear

13' 9" x 13' 7" (4.19m x 4.14m) Being fitted with a range of French Oak wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over. Neff double oven, tiling to splash back areas and floor, radiator, ceiling light points, feature multi fuel burner, double glazed window and door to the rear aspect and door to



Utility Room

With a wall mounted gas central heating boiler, space and plumbing for washing machine, tiled floor and door to

Guest W.C

Being fitted with a white suite comprising a low flush W.C and wash hand basin. Tiling to splash back areas and floor, radiator and ceiling spot lights

Store Room

Forming part of the original garage with double doors to property frontage, fitted shelving and power points

Landing

With an obscure UPVC double glazed window to side, coving to ceiling and door to



Bedroom One to Front

14' 9" x 11' (4.5m x 3.35m) With UPVC double glazed bay window to front elevation, feature display cast iron fireplace, laminate flooring, two double fitted wardrobes, wall mounted radiator and ceiling light point



Bedroom Two to Rear

12' x 11' (3.66m x 3.35m) With UPVC double glazed window to rear elevation, wall mounted radiator and ceiling light point

Bedroom Three to Front

6' 7" x 6' (2.01m x 1.83m) With UPVC double glazed window to front elevation, wall mounted radiator and ceiling light point

Luxury Re-Fitted Family Bathroom to Rear

8' x 6' (2.44m x 1.83m) Being re-fitted with a white suite comprising of a feature roll top bath with ball and claw feet and a telephone style tap with shower attachment, shower enclosure with Triton electric shower, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, loft access and an obscure double glazed window to the rear elevation

Private Rear Garden

Being mainly laid to lawn with two block paved patio areas and a raised decked area, flowering shrubby borders, garden shed 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 vendor

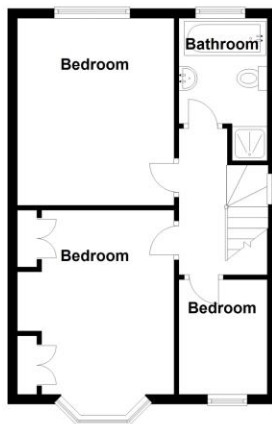
Ground Floor

Approx. 61.4 sq. metres (661.3 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.2 sq. feet)



Total area: approx. 101.4 sq. metres (1091.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements