



15 CHANTRY CLOSE, HOLLYWOOD, B47 5LU

OFFERS AROUND £360,000

- PORCH
- LOUNGE
- KITCHEN
- TWO FURTHER BEDROOMS & WC TO SPLIT LEVEL FIRST FLOOR
- REAR GARDEN & FRONT DRIVEWAY
- HALLWAY
- DINING AREA
- GROUND FLOOR BEDROOM & BATHROOM
- GARAGE
- NO UPWARD CHAIN

A very well presented and recently redecorated and carpeted detached dormer bungalow in this popular cul de sac location 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.

An ideal location for this detached dormer bungalow set back from the road via a front block paved driveway flanked by a lawned front garden, a UPVC double glazed front door opens into the

PORCH

Having tiled floor, wall light point and part glazed door into the

HALLWAY

Having two wall light points, central heating radiator, doors to lounge, kitchen, bedroom 1, ground floor bathroom and open access into the

DINING AREA

10'6" x 9'2" (3.20m" x 2.79m")



Having UPVC double glazed window to the side, two wall light points, central heating radiator and stairs to split level landings giving access to three further bedrooms and WC

LOUNGE

15'1" x 14'11" max (4.60m" x 4.55m" max)



Having four wall light points, two central heating radiators, brick fireplace with open hearth and double glazed sliding patio doors to the rear garden

KITCHEN

11'4" x 10'5" (3.45m" x 3.18m")



Having wall and base units with work surfaces over, inset sink and drainer, four ring electric hob with extractor over and oven beneath, ceramic wall tiles, space for fridge freezer, washing machine and tumble dryer, wall mounted central heating boiler, ceiling light point, central heating radiator, UPVC double glazed window to the front and door to the side

BEDROOM 1

12'11" x 10'11" (3.94m" x 3.33m")



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

GROUND FLOOR BATHROOM



Having UPVC double glazed windows to the side, panelled bath with shower over, wash hand basin on vanity unit, low level WC, ceramic wall tiles, recessed ceiling spot lights and central heating radiator

FIRST FLOOR BEDROOM 4 13'1" x 7'9" (3.99m" x 2.36m")



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

SECOND FLOOR BEDROOM 2 16'7" x 12'6" max (5.05m" x 3.81m" max)



Having UPVC double glazed window to the front, ceiling light point, central heating radiator and doors to bedroom 3 and

WC

Having low level WC, wash hand basin in vanity unit and recessed ceiling spot lights

SECOND FLOOR BEDROOM 3 12'9" x 11'3" (3.89m" x 3.43m")

Having UPVC double glazed window to the rear, ceiling light point, central heating radiator and eave storage to both sides

GARAGE

16'2" x 7'0" (4.93m" x 2.13m")

Having light and power and double doors to the front driveway

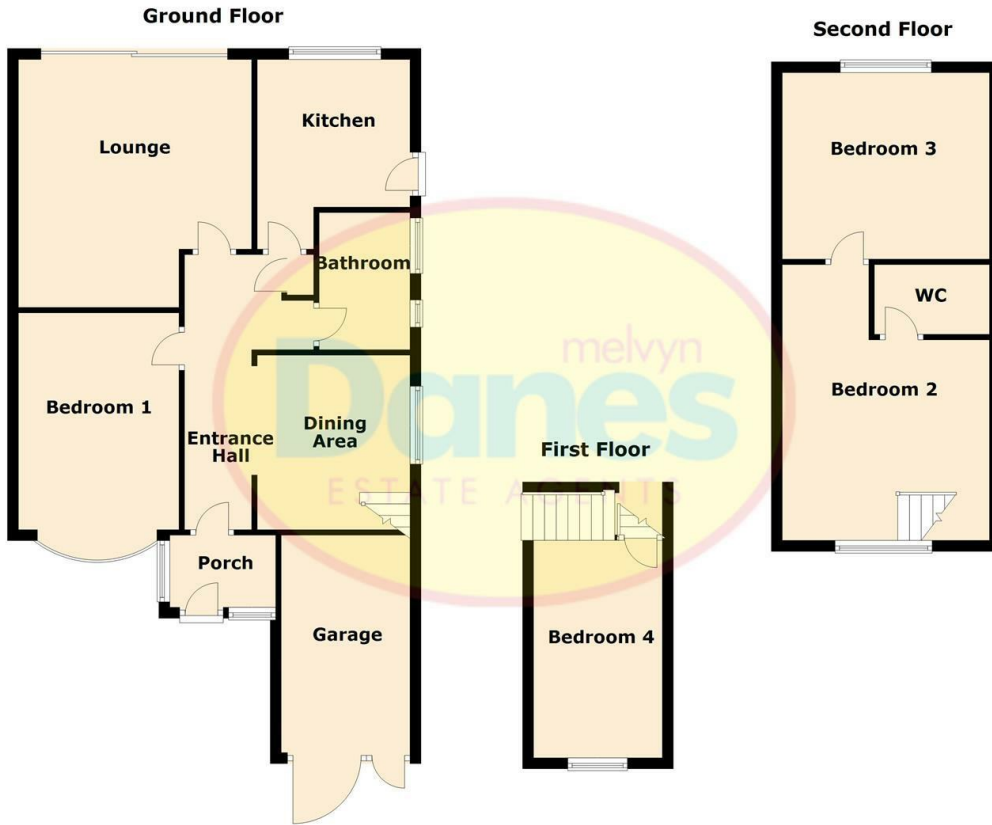
REAR GARDEN



Having paved patio area leading to lawn with mature flower, shrub and herbaceous borders, fencing to boundaries, mature rear screening 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		82	57
EU Directive 2002/91/EC			