



12 THE WILLOWS, HOLLYWOOD, B47 5EE

OFFERS AROUND £375,000

- **PORCH & HALLWAY**
- **EXTENDED DINING ROOM**
- **UTILITY WITH WC**
- **BATHROOM**
- **REAR GARDEN**
- **LARGE LOUNGE**
- **EXTENDED MODERN KITCHEN**
- **FOUR DOUBLE BEDROOMS**
- **SIDE GARAGE**
- **FRONT DRIVEWAY**

Situated in this most convenient cul de sac location, this very well presented and greatly extended modern link detached house is ideally situated to take advantage of the local amenities in Hollywood and Wythall.

The property is located close to primary schooling at Coppice infant and junior and senior schooling at Woodrush Senior School which are sited in Shawhurst Lane. (Education facilities are subject to confirmation from the Education Department). Alongside the new Hub with library, gymnasium and coffee shop. There is easy road access to the Alcester Road in Hollywood which in turn provides access to the M42 motorway and beyond.

Local shops can be found in Drakes Cross Parade and May Lane both within walking distance.

The nearby village of Wythall has its own railway station offering commuter services between Birmingham and Stratford Upon Avon, and local bus services provide access to Redditch, Shirley and the City of Birmingham and bus services give access to Redditch, Birmingham, Shirley and the surrounding suburbs.

An ideal location therefore for this very well presented modern link detached house sitting back from the road behind a generous front driveway with side lawn leading to a UPVC double glazed door which opens into the

PORCH

Having door into the

HALLWAY

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

LARGE LOUNGE

25'9" x 15'2" max (7.85m" x 4.62m" max)



Having UPVC double glazed window to the front, two ceiling light points, two central heating radiators, inset modern gas fire, door to the kitchen and open access into the

EXTENDED DINING ROOM **9'9" x 9'0" (2.97m" x 2.74m")**



Having double glazed sliding patio doors to the rear garden, ceiling light point, central heating radiator and door into the

EXTENDED MODERN KITCHEN **20'10" x 9'1" max (6.35m" x 2.77m" max)**



Having a modern range of wall and base units with work surfaces over incorporating sink and drainer, integrated four ring induction hob with extractor over, double eye level oven and microwave, ceramic wall and floor tiles, space for American style fridge freezer, three ceiling light points, central heating radiator and doors to the under stairs pantry and

UTILITY

Having base units with work surface over, sink, space for washing machine and tumble dryer, ceiling light point, ceramic tiles floor, UPVC double glazed window and door to the rear garden, open access to the garage and door into the

GROUND FLOOR WC

Having low level WC and wash hand basin

LANDING

Having ceiling light point and doors to four double bedrooms and bathroom

BEDROOM 1

15'11" x 10'10" max (4.85m" x 3.30m" max)



Having two UPVC double glazed windows to the front, two ceiling light point, central heating radiator and over bulkhead storage cupboards

BEDROOM 2

12'10" x 9'0" (3.91m" x 2.74m")

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

BEDROOM 3

12'9" x 9'7" (3.89m" x 2.92m")

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

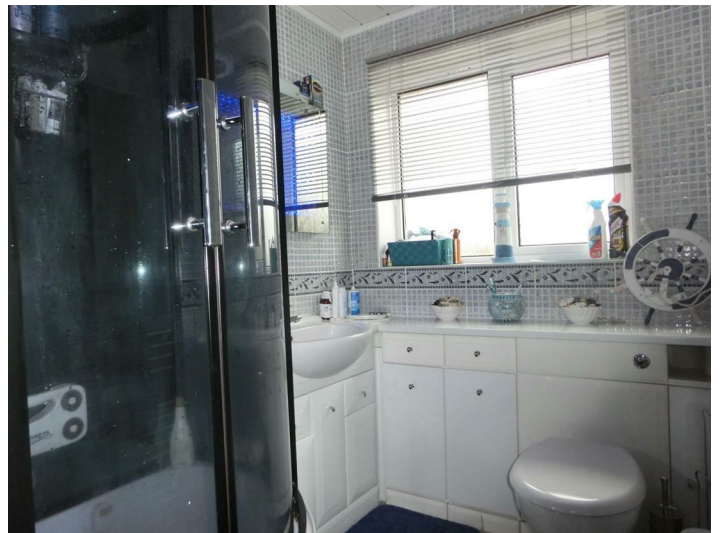
BEDROOM 4

14'7" x 8'9" (4.45m" x 2.67m")



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator and built in cupboard with loft access

MODERN BATHROOM



Having shower bath with multi jet and steam features, wash hand basin in vanity unit with low level WC, ceramic wall tiles, ceiling light point, heated towel rail and UPVC double glazed window to the rear

SIDE GARAGE

26'8" max x 8'11" (8.13m" max x 2.72m")

Having light and power, wall mounted central heating boiler and up and over door to the front driveway

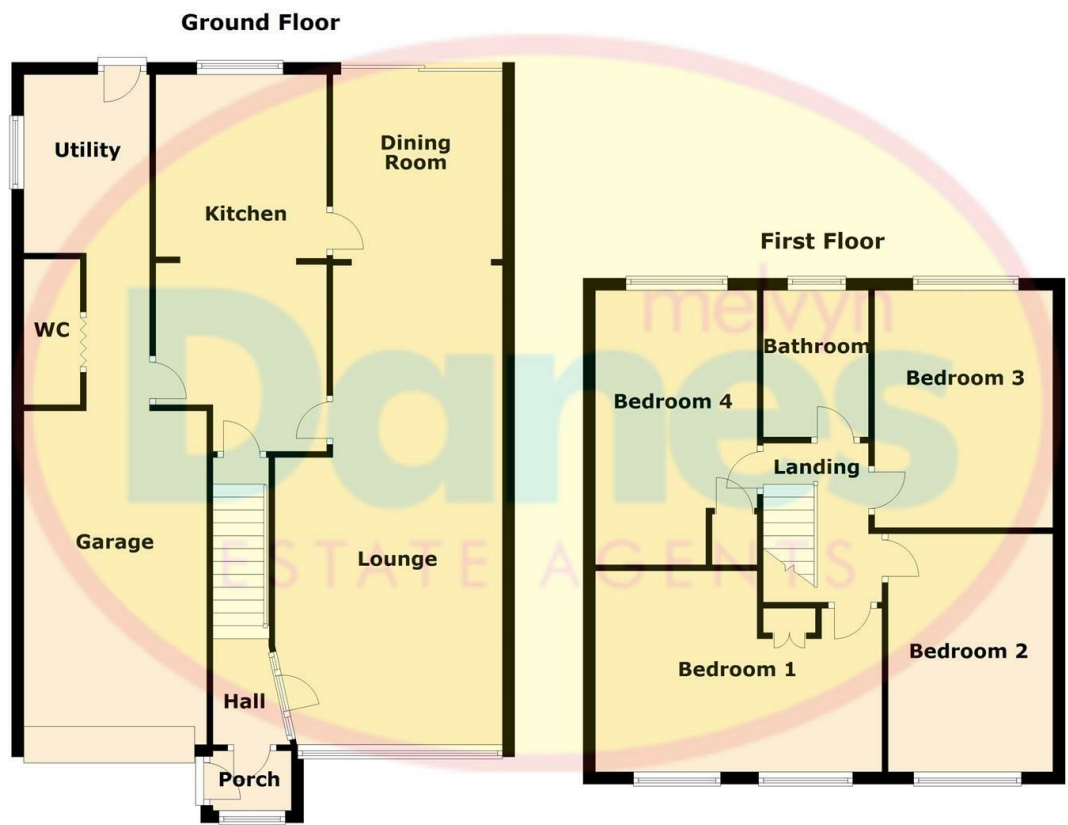
REAR GARDEN



Having paved and decked patio area with pergola over leading to lawn with rear paved patio, timber shed, 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.



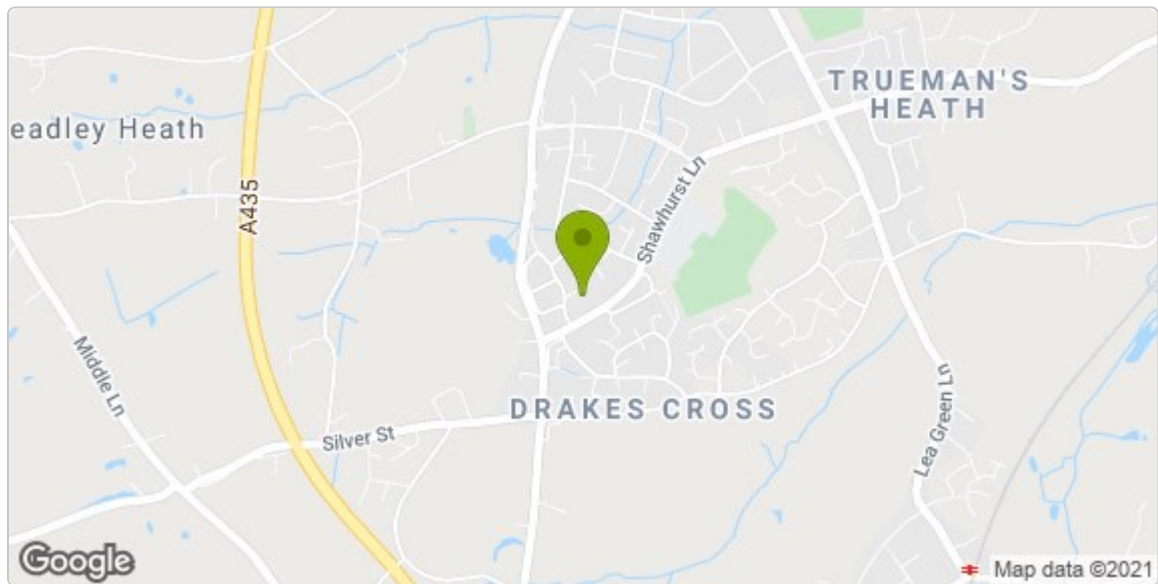
TENURE We are advised that the property is Freehold but as yet we have not been able to verify this.

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	66	82
EU Directive 2002/91/EC		