



78 DOUGLAS ROAD, HOLLYWOOD, B47 5JZ

OFFERS AROUND £340,000

- PORCH
- LOUNGE
- GARDEN ROOM
- BATHROOM
- REAR GARDEN
- HALLWAY
- KITCHEN
- TWO BEDROOMS
- GARAGE
- IN & OUT DRIVEWAY

A traditional detached bungalow set on a wide corner plot in this popular location close to the local amenities of Hollywood and Wythall with potential for extension subject to planning.

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 generous in and out driveway with neat lawned foregarden and further side driveway in front of the garage, a UPVC double glazed door into the

PORCH

Having ceiling light point and part glazed door into the

HALLWAY

Having ceiling light point and doors into the lounge, kitchen, two bedrooms and bathroom

LOUNGE

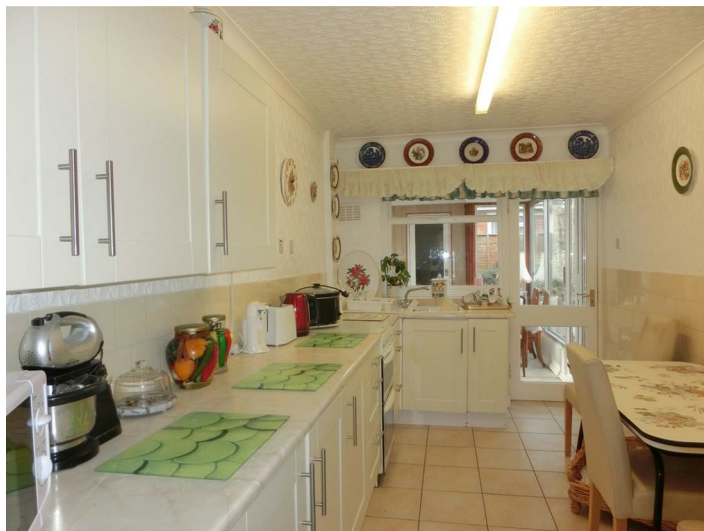
19'8" x 10'11" (5.99m" x 3.33m")



Having ceiling light point, two wall light points, central heating radiators, marble fireplace, UPVC double glazed windows to the front and side and sliding patio doors to the rear

KITCHEN

14'0" x 7'10" (4.27m" x 2.39m")



Having a modern range of wall and base units with work surfaces over incorporating sink and drainer, space for cooker and fridge, ceiling light point and window and door into the

GARDEN ROOM

19'2" x 13'0" (5.84m" x 3.96m")



Having three wall light points, door to the side and garage and windows and door to the rear garden

BEDROOM 1
12'11" x 11'11" (3.94m" x 3.63m")



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

BEDROOM 2
14'0" x 9'1" max (4.27m" x 2.77m" max)

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

BATHROOM



Having paneled bath, mid level WC, pedestal wash hand basin, ceramic wall tiles, ceiling light point, central heating radiator and glazed window to the side

GARAGE
16'7" x 9'0" (5.05m" x 2.74m")

Having door to the side driveway

REAR GARDEN



Being paved for ease of maintenance with fencing to boundaries



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.



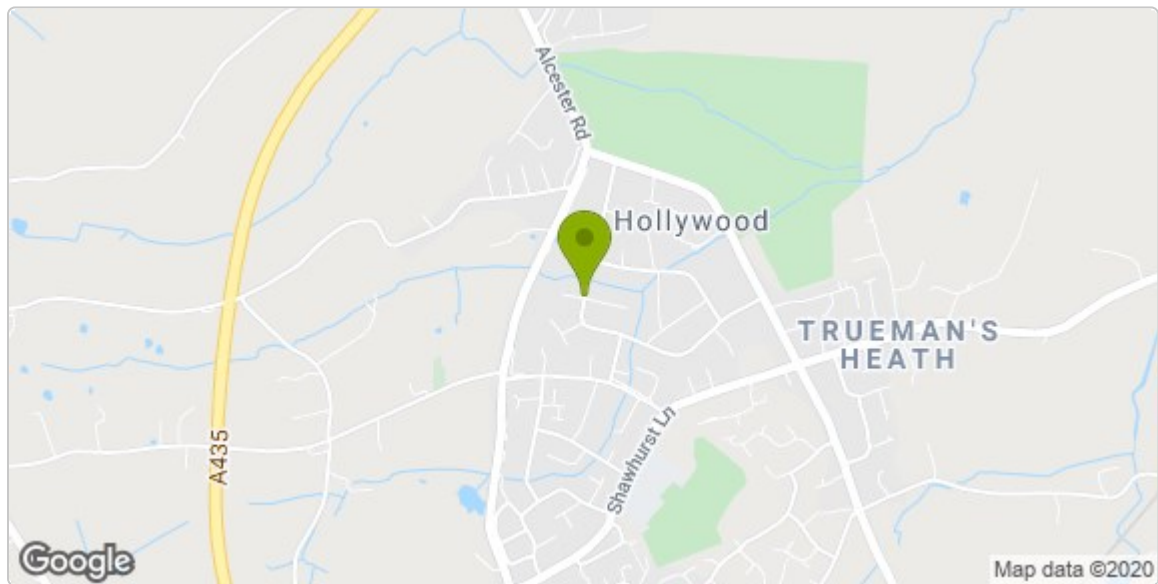
TENURE
We are advised that the property is Freehold but as yet we have not been able to verify this.

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		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		44
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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(81-91) B		
(69-80) C		
(55-68) D		
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