



223 ALCESTER ROAD, HOLLYWOOD, B47 5HF

OFFERS AROUND £579,950

- **PORCH**
- **LOUNGE**
- **SUPERB MASTER BEDROOMS & EN SUITE**
- **BATHROOM & SHOWER ROOM**
- **REAR & SIDE GARDEN**
- **HALLWAY**
- **LARGE REFITTED KITCHEN DINER**
- **THREE FURTHER BEDROOMS**
- **LARGE SIDE GARAGE**
- **FRONT DRIVEWAY WITH AMPLE PARKING**

In this most popular and convenient location with open outlook of the Memorial to the fore, this superbly presented and greatly extended detached dormer bungalow has been refurbished by the current owner to the highest of standards and is ideally situated, just off the Alcester Road in a slip road, to take advantage of the local amenities of Hollywood and Wythall.

The property is located close to primary schooling at Coppice infant and junior and senior schooling at Woodrush School which are sited in Shawhurst Lane. (Education facilities are subject to confirmation from the Education Department). There is easy road access to the Alcester Road in Hollywood which in turn provides access to the M42 motorway forming the hub of the midlands motorway network.

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 the City of Birmingham, Redditch and the surrounding suburbs.

The property is situated with easy access to Shirley with its comprehensive shopping facilities and along Hollywood Lane and Alcester Road back to Sainsbury's at the Maypole.

Set back from the road via a generous block paved driveway with side lawn, a UPVC double glazed front door opens into the

PORCH

Having recessed ceiling spot light, courtesy door to the garage and oak part glazed door into the

HALLWAY



Having stairs rising to the first floor accommodation, ceiling light point, central heating radiator and oak doors into bedroom 2 and

LOUNGE **16'8" x 14'6" (5.08m" x 4.42m")**



Having UPVC double glazed window to the front, two ceiling light point, central heating radiator and door into the extended & refitted kitchen diner, inner hallway with storage cupboards and doors to the master bedroom and ground floor family bathroom

EXTENDED & REFITTED SUPERB KITCHEN DINER **21'3" x 16'0" (6.48m" x 4.88m")**



Having a modern range of wall, drawer and base units with granite work surfaces over with matching up stands, incorporating five ring Bosch gas hob with extractor over, integrated Bosch double oven, dishwasher, matching central island with breakfast bar, ceramic floor tiles, recessed ceiling spot lights, ceiling light point and UPVC double glazed doors to the side passageway and



GROUND FLOOR MASTER BEDROOM
21'2" x 16'5" max (6.45m" x 5.00m" max)



Having UPVC double glazed windows to the rear and side, two ceiling light points, central heating radiator, built in wardrobes with matching dressing table and door into the



CONSERVATORY
14'8" x 12'6" (4.47m" x 3.81m")



Having UPVC double glazed windows and double doors to the rear garden, ceiling light with fan and ceramic tiled floor with underfloor heating

EN SUITE



Having double shower enclosure, low level WC, wash hand basin in vanity unit, ceramic wall and floor tiles, recessed ceiling spot lights, heated towel rail and UPVC double glazed window to the rear

GROUND FLOOR BEDROOM 2
15'8" x 10'0" (4.78m" x 3.05m")



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

REFITTED GROUND FLOOR BATHROOM



Having free standing double ended bath, shower enclosure, wash hand basin in vanity unit with low level WC and concealed cistern, ceramic wall and floor tiles, recessed ceiling spot lights, heated towel rail and UPVC double glazed window to the side

FIRST FLOOR LANDING

Having recessed ceiling spot lights, loft access and doors to two further bedrooms and shower room

BEDROOM 3
19'11" x 14'11" (6.07m" x 4.55m")



Having UPVC double glazed window to the rear, two ceiling light points, central heating radiator and door to eave storage

BEDROOM 4
15'0" x 13'3" max (4.57m" x 4.04m" max)



Having UPVC double glazed window to the front, ceiling light point, central heating radiator and door to eave storage and walk in wardrobe

FIRST FLOOR REFITTED SHOWER ROOM



Having shower enclosure, wash hand basin in vanity unit, low level WC, ceramic wall and floor tiles, recessed ceiling spot lights, heated towel rail and UPVC double glazed window to the side

LARGE SIDE GARAGE

16'7" x 16'1" (5.05m" x 4.90m")

Having electronic roller shutter door to the front, light and power, utility area with base unit, sink and drainer and space for washing machine and tumble dryer, wall mounted central heating radiator, high pressure hot water system and courtesy door to the side

REAR GARDEN



Having paved rear patio area with lawn to the side, vegetable border, 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.



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.

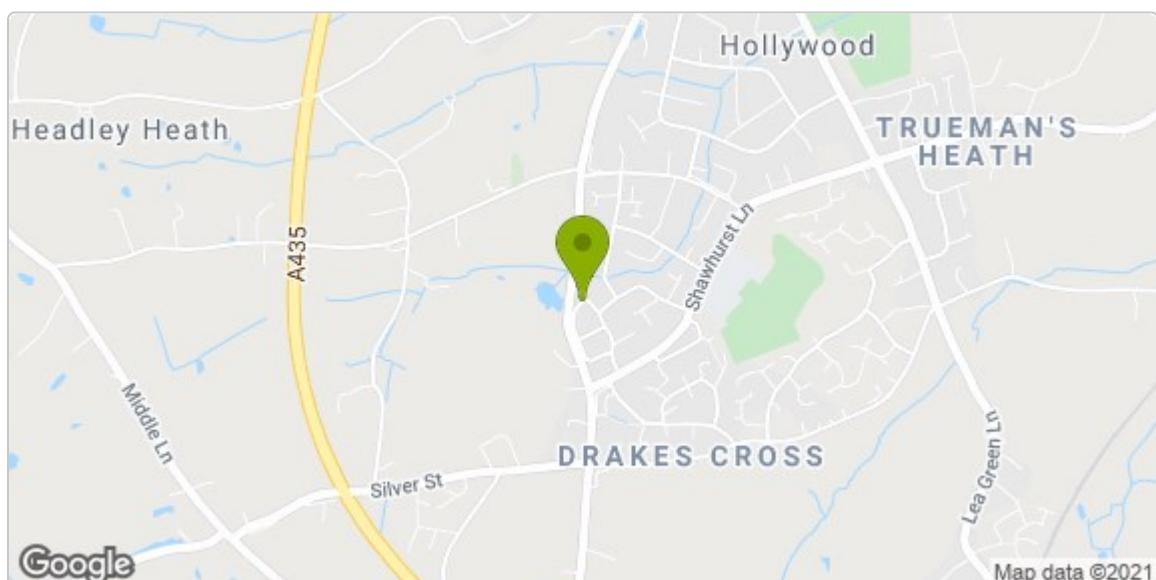
TENURE We are advised that the property is Freehold but as yet we have not been able to verify this.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	32	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	