



smarthomes

Coppice Gardens

Hollywood, Birmingham, B47 5JJ

- A Modern Four Bedroom Three Storey Town House
- Lounge & Dining Kitchen
- Family Bathroom, En-Suite Shower Room & Guest WC
- Off Road Parking & Garage

Offers Over £320,000

EPC Rating '76'





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 paved footpath with garden area to side extending to canopy porch with attractive front door leading through to



Entrance Hallway

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

Guest WC

With low flush WC, pedestal wash hand basin, radiator, obscure double glazed window and mosaic style tiling to half height

Dining Kitchen to Front

15' 9" x 9' 3" into bay (4.8m x 2.82m) Being fitted with a range of wall and base units incorporating feature glazed cabinets, shelving and wine racks, roll top work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset electric oven, space and plumbing for washing machine and dishwasher, wall mounted gas boiler, radiator, double glazed bay window to front elevation and ceiling light points



Lounge to Rear

16' 4" x 11' 7" (4.98m x 3.53m) With double glazed window to rear, double glazed French doors leading out to the rear garden, two ceiling light points, wall light points, radiator, coving to ceiling and fireplace with wooden surround and marble hearth



Accommodation on the First Floor

Landing

With ceiling light point, airing cupboard housing hot water tank, storage cupboard and doors leading off to

Bedroom Two to Rear

11' 1" x 9' 5" plus fitted wardrobes (3.38m x 2.87m) With double glazed window to rear elevation, built-in double wardrobe, coving to ceiling, ceiling light point and radiator



Bedroom Three to Front

10' 7" x 9' 5" (3.23m x 2.87m) With double glazed window to front elevation, ceiling light point, radiator, built-in double wardrobes and coving to ceiling

Bedroom Four to Rear

7' 9" x 6' 7" (2.36m x 2.01m) With double glazed window to rear elevation, ceiling light point and radiator



Family Bathroom to Front

Being fitted with a three piece white suite comprising panelled bath with thermostatic shower over, low flush WC and pedestal wash hand basin, obscure double glazed window to front, tiling to water prone areas, ceiling light point and radiator

Accommodation on the Second Floor

Master Bedroom to Front

20' 7" x 10' 9" (with some restricted head height (6.27m x 3.28m) With double glazed window to front elevation, ceiling light point, radiator, built-in double wardrobes and door to

En-Suite Shower Room to Rear

Being fitted with a three piece white suite comprising shower cubicle, low flush WC and pedestal wash hand basin, obscure double glazed window to rear, radiator, tiling to splashback areas and ceiling light point

Rear Garden

Having a lawned area with decked patio, gated rear access and fencing to boundaries

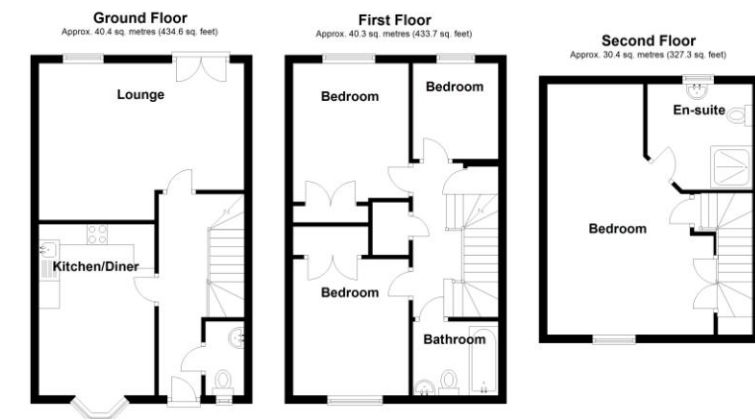


Garage

Approached via tarmacadam driveway providing off road parking with up and over garage door

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 Nigel Hodges.



Total area: approx. 111.1 sq. metres (1195.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road
Shirley
Soliuhll
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

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