



299 ALCESTER ROAD, HOLLYWOOD, B47 5HJ

OFFERS AROUND £250,000

- CONVENIENT LOCATION
- LOUNGE
- UTILITY WITH WC
- LUXURY REFITTED FIRST FLOOR BATHROOM
- INTERNAL INSPECTION RECOMMENDED
- DINING ROOM
- REFITTED KITCHEN
- TWO BEDROOMS
- LOW MAINTENANCE REAR GARDEN

A superbly presented and refurbished period end of terraced in this most convenient location in Hollywood and Wythall.

The property is located close to well regarded primary schooling at Coppice infant and junior and senior schooling at Woodrush which are both sited in Shawhurst Lane. (Education facilities are subject to confirmation from the Education Department).

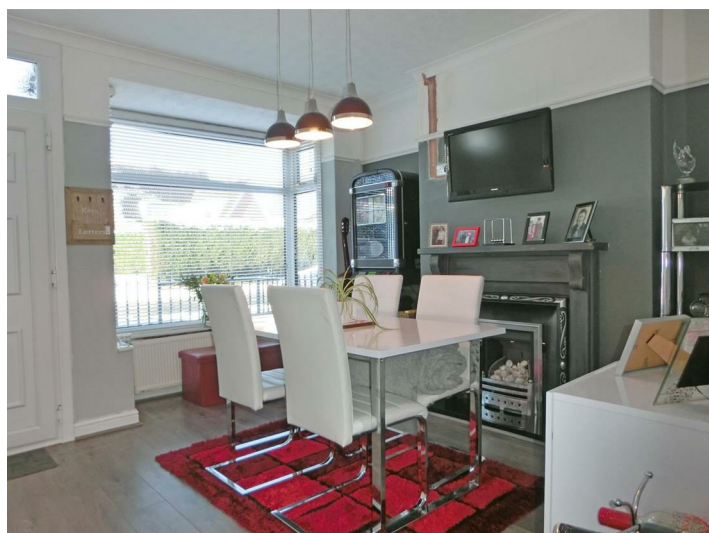
Local shops can be found at Drakes Cross, May Lane and Maypole with Sainsburys and other large retailers and food outlets. There is easy access to Shirley via Truemans Heath Lane with its comprehensive shopping facilities including Parkgate and Asda.

There are railway stations nearby at Wythall and Whitlocks End offering commuter services between Birmingham and Stratford upon Avon, and local bus services provide access to the City of Birmingham and the Alcester Road gives access to Redditch, Birmingham and junction 3 of the M42 which forms the hub of the midlands motorway network.

An ideal location therefore for this end of terraced house set back from the road behind a gated gravel front courtyard with a recently installed composite front door opening into the

DINING ROOM

13'5" into bay x 12'0" (4.11m into bay x 3.66m)



Having UPVC double glazed box bay window to the front, feature fireplace with inset gas fire, ceiling light point, central heating radiator and laminate wooden flooring

LOUNGE

15'3" x 12'0" (4.65m x 3.66m)



Having UPVC double glazed door to the rear, feature fireplace with inset cast iron open fire, ceiling light point, central heating radiator, laminate wooden flooring, staircase rising to the first floor accommodation and door into the

REFITTED KITCHEN

13'6" x 72'0" (4.14m x 21.95)



Having a modern range of wall, drawer and base mounted storage units with rolled edge work surfaces over incorporating one and half sink and drainer with mixer tap, four ring gas hob with extractor over, integrated oven and microwave, ceramic wall tiles, space for fridge freezer, wall mounted central heating boiler, ceramic floor tiles, recessed ceiling spot lights, UPVC double glazed window and door to the rear garden and door into the

UTILITY

Having space for washing machine and tumble dryer and door into the

GROUND FLOOR WC

Having mid level WC, wash hand basin, ceiling light point, heated towel rail, UPVC double glazed window to the rear and storage cupboard

LANDING

The first floor is approached from the lounge by a staircase leading to LANDING with ceiling light point and doors radiating off into TWO BEDROOMS & REFITTED LUXURY BATHROOM

BEDROOM 1
13'5" x 12'0" (4.11m x 3.66m)



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

BEDROOM 2
12'4" x 8'11" (3.78m x 2.72m)



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator and over bulk head storage cupboard

LUXURY REFITTED BATHROOM



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

REAR GARDEN

Having paved patio area leading to artificial lawn, timber shed and fencing to boundaries
HISTORICAL GARDEN PHOTOS

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		86
(81-91) B		
(69-80) C		59
(55-68) D		
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC