



## **10 FOREST WAY, HOLLYWOOD, B47 5JS**

**OFFERS IN EXCESS OF £350,000**

- **HALLWAY**
- **EXTENDED & REFITTED KITCHEN**
- **GROUND FLOOR WC**
- **MODERN BATHROOM**
- **REAR GARDEN**
- **LOUNGE DINER**
- **STUDY & FAMILY ROOM**
- **FOUR BEDROOMS**
- **DOUBLE GARAGE**
- **FRONT DRIVEWAY**

A well presented and extended link detached house ideally situated for the local amenities in Hollywood and Wythall.

The property is close to primary schooling at Coppice infant and junior and senior schooling at Woodrush Senior School which are sited on Shawhurst Lane. (Education facilities are subject to confirmation from the Education Department).

There are local shops at both Drakes Cross and May Lane, a medical centre, library and easy road access via the Alcester Road to the M42 motorway and beyond forming the hub of the midlands motorway network.

The neighboring village of Wythall has its own railway station as well as nearby Whitlocks End offering commuter services between Birmingham and Stratford Upon Avon, local bus services provide access to Redditch, Birmingham, Shirley and Solihull Town Centres with their excellent retail, entertainment and hosteries.

Set back from the road via a tarmacadam and paved driveway, a UPVC double glazed front door opens into the

#### **HALLWAY**

Having central heating radiator, recessed ceiling spot lights, laminate wooden flooring, staircase rising to the first floor accommodation, coved cornicing to the ceiling and doors off into understairs storage cupboard, lounge diner, study, kitchen and

#### **GUEST CLOAKS WC**

Having ceiling light point, wall mounted wash hand basin and low level WC

#### **LOUNGE DINER**

**21'5" x 16'2" max (6.53m x 4.95m max)**



Having UPVC double glazed bay window to front and sliding double glazed doors to the rear garden, two ceiling light points, recessed ceiling spot lights, two central heating radiators, coved cornicing to the ceiling and modern fire surround with inset electric fire

#### **STUDY**

**10'4" x 6'0" (3.15m x 1.85m)**

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

#### **EXTENDED & REFITTED KITCHEN DINER 21'9" x 9'1" (6.65m x 2.79m)**



Being fitted with a range of modern wall, drawer and base units with roll edged work surfaces over incorporating sink and drainer with mixer tap, space for range cooker with extractor over, space and plumbing for washing machine, dishwasher and fridge freezer, laminate wooden flooring, UPVC double glazed windows to the side and rear, two ceiling light points, central heating radiator, UPVC double glazed door to the side and double opening doors giving access to the

#### **FAMILY ROOM**

**15'8" x 7'3" (4.78m x 2.21m)**



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

#### **LANDING**

The first floor is approached from the hall by a staircase which leads to the LANDING having recessed ceiling spot lights, loft access and doors leading off to FOUR BEDROOMS & FAMILY BATHROOM

## **BEDROOM 1**

**12'11" x 9'8" (3.96m x 2.95m)**



Having UPVC double glazed bay window to the front, central heating radiator, recessed ceiling spot lights and coved cornicing to the ceiling

## **BEDROOM 2**

**11'5" x 9'10" (3.48m x 3.00m)**



Having UPVC double glazed window to the rear, coved cornicing to the ceiling, recessed ceiling spot lights and central heating radiator

## **BEDROOM 3**

**9'8" max x 6'11" (2.95m max x 2.11m)**

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

## **BEDROOM 4**

**8'2" x 6'7" (2.49m x 2.01m)**

Having UPVC double glazed window to the rear, ceiling light point, central heating radiator, coved cornicing to the ceiling and built in wardrobe

## **MODERN BATHROOM**



Having recessed ceiling spotlights, heated towel rail, full height wall tiling, ceramic tiled flooring, corner bath with shaped glazed screen and shower over, vanity unit with inset wash hand basin and concealed cistern WC

## **DOUBLE GARAGE**

**16'6" x 18'2" (5.03m x 5.54m)**

Having light, power and metal up and over door to front driveway

## **REAR GARDEN**



Having decked patio with paved and gravel area beyond, lawn with flower and shrub borders, fenced boundaries and screening to rear

## 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.

