



smarthomes

## Shawhurst Lane

Hollywood, Birmingham

- A Very Well Presented Four Bedroom Family Home
- Re-Fitted Kitchen & Four Piece Family Bathroom
- Mature South Facing Rear Garden & Detached Garage
- Two Spacious Reception Rooms

**£650,000**

Current EPC Rating - 40  
Current Council Tax Band - F

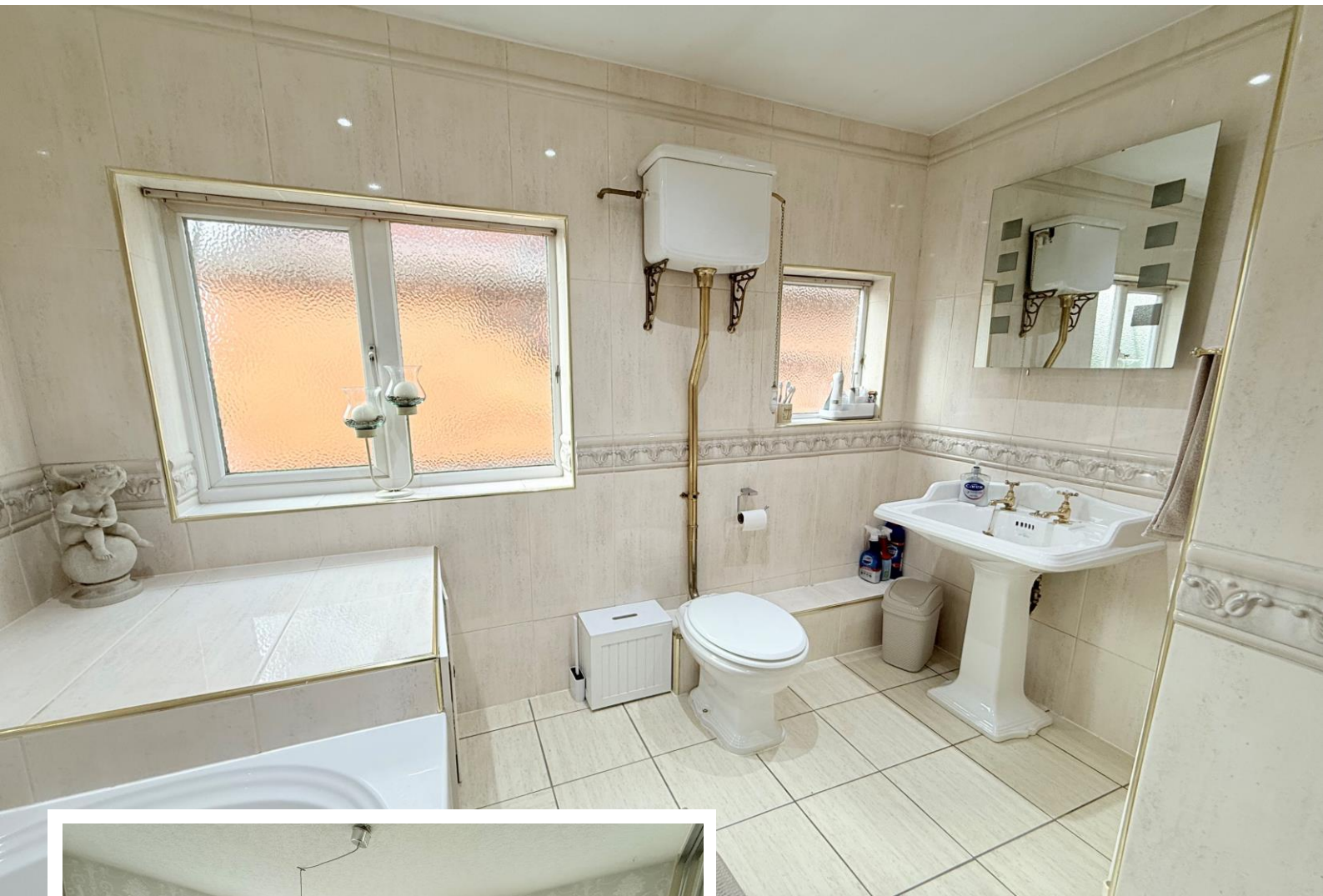




## Property Description

A well presented detached family home situated in a most convenient location and offering spacious accommodation comprising an open plan hallway & sitting/dining room, lounge, fitted kitchen, utility room, guest W.C, four good size bedrooms, family bathroom, large loft room, South facing rear garden, ample driveway parking and detached garage

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.



## Rooms & Measurements

Open Plan Entrance Hallway & Sitting/Dining Room 6.48m max x 3.51m (21'3" max x 11'6")

Dual Aspect Lounge 6.15m x 4.04m (20'2" x 13'3")

Fitted Kitchen to Rear 3.4m x 3.23m (11'2" x 10'7")

Utility Room 2.24m x 1.73m (7'4" x 5'8")

Dual Aspect Bedroom One 4.06m x 3.66m (13'4" x 12'0")

Dual Aspect Bedroom Two 4.11m x 3.51m (13'6" x 11'6")

Dual Aspect Bedroom Three 4.14m x 2.31m (13'7" x 7'7")

Bedroom Four to Rear 3.63m x 3.07m (11'11" x 10'1")

Family Bathroom to Side 2.87m max x 2.46m max (9'5" max x 8'1" max)

Large Loft Room 6.5m x 3.45m (21'4" x 11'4")

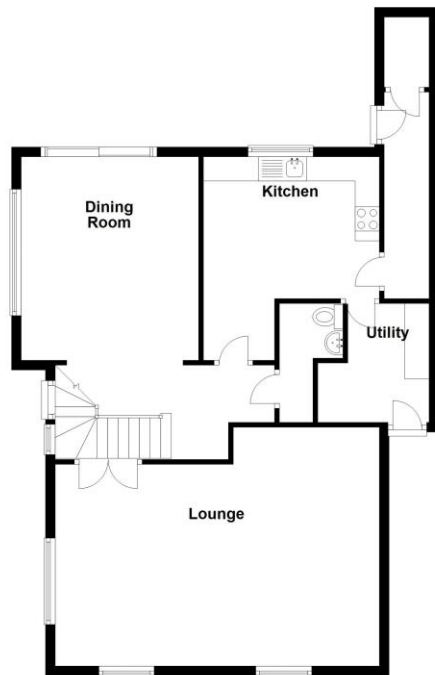
### Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

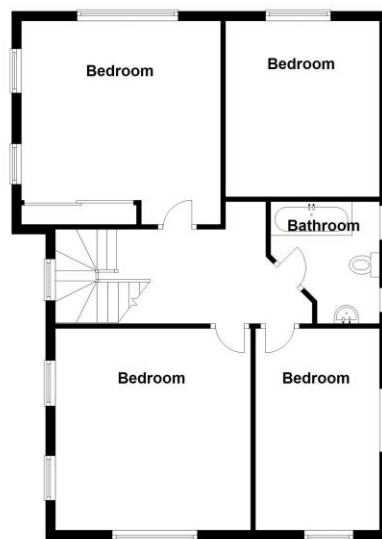
EPC supplied by Nigel Hodges. Current council tax band – F



Ground Floor



First Floor



Total area: approx. 155.1 sq. metres (1669.0 sq. feet)

316 Stratford Road  
Shirley  
Solihull  
B90 3DN

[www.smart-homes.co.uk](http://www.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. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are 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 are advised to recheck the measurements.