

smarthomes

Shawhurst Lane

Hollywood, Birmingham

- A Beautifully Presented & Substantially Extended Semi-Detached
- Three Bedrooms
- Two Reception Rooms
- Extended Open Plan Kitchen Family Room
- Re-Fitted Family Bathroom & Ground Floor Shower Room
- No Upward Chain

Offers Over £400,000

Current EPC Rating - C

Current Council Tax Band - D







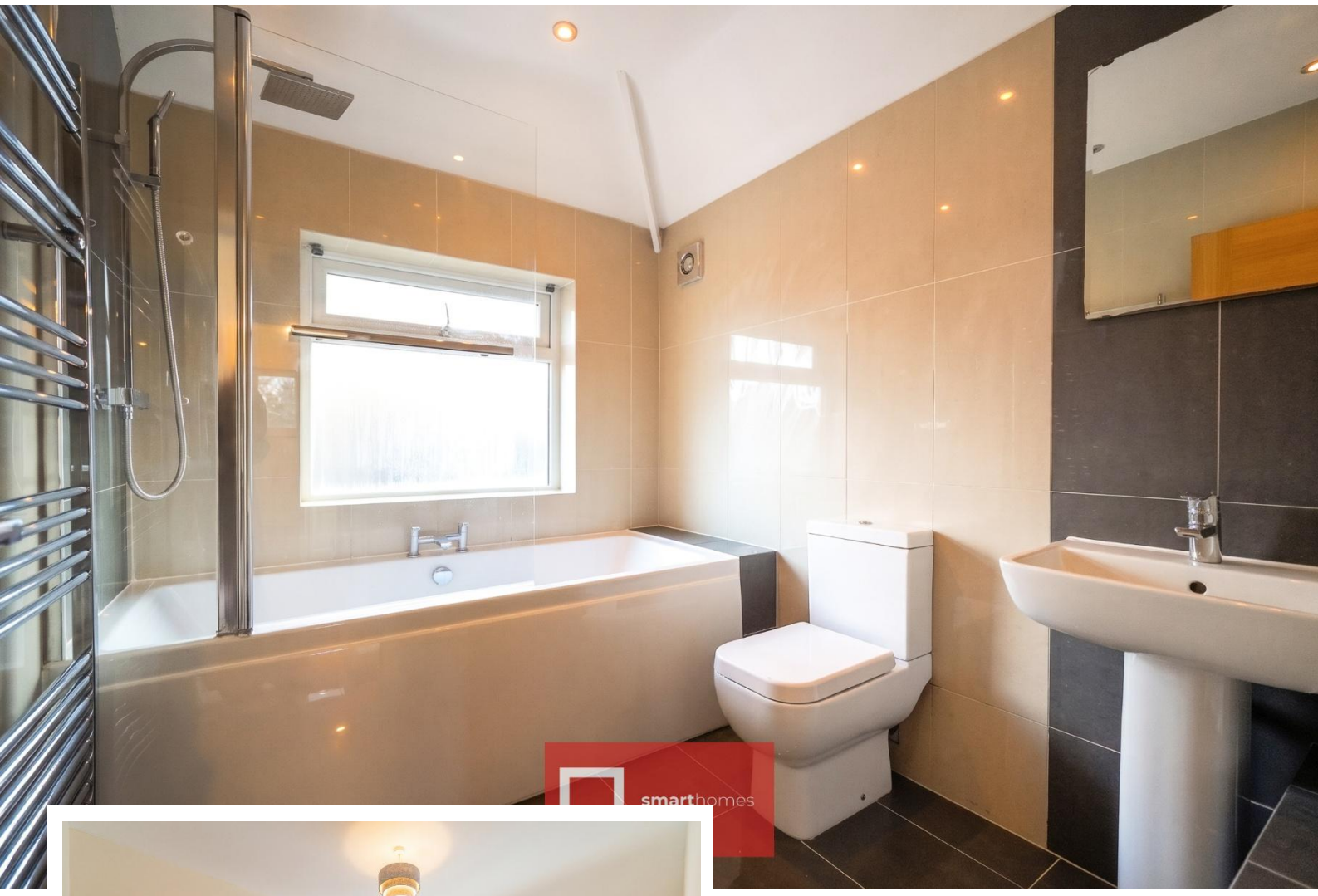




Property Description

A beautifully presented and substantially extended three bedroom semi-detached property offered for sale with no upward chain, two reception rooms, extended kitchen family room, utility room, guest WC, ground floor shower room, re-fitted family bathroom, private rear garden and off-road parking

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.







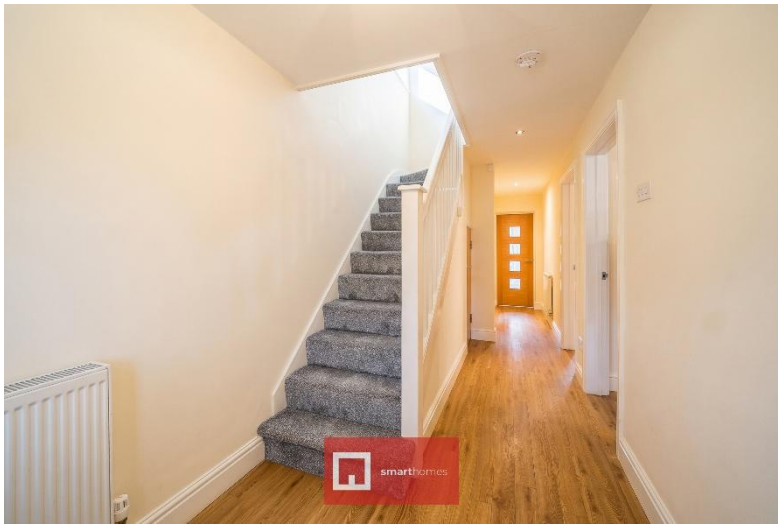
Rooms & Measurements

Entrance Hall
Lounge to Front - 4.01m x 3.38m (13'2" (into bay) x 11'1")
Second Reception Room - 3.48m x 3.38m (11'5" x 11'1")
Superb Open Plan Extended Kitchen/Family Room to Rear - 7.62m x 2.64m (25'0" x 8'8" (widening to 11' 11")
Utility Room - 2.18m x 2.36m (7'2" x 7'9")
Store - 3.1m x 2.72m (10'2" x 8'11")
Ground Floor Shower Room
Master Bedroom to Front - 3.96m x 3.4m (13'0" x 11'2" (into wardrobe)
Bedroom Two to Rear - 3.48m x 3.48m (11'5" x 11'5" (into wardrobe)
Bedroom Three to Rear - 2.44m x 1.98m (8'0" x 6'6")
Family Bathroom to Front

Agents Note – Digital Furnishing
This property has been digitally furnished with the assistance of AI technology. We would advise to carefully check the marketing photos at your viewing appointment to ensure that you are happy that the fabric of the property is accurately reflected.

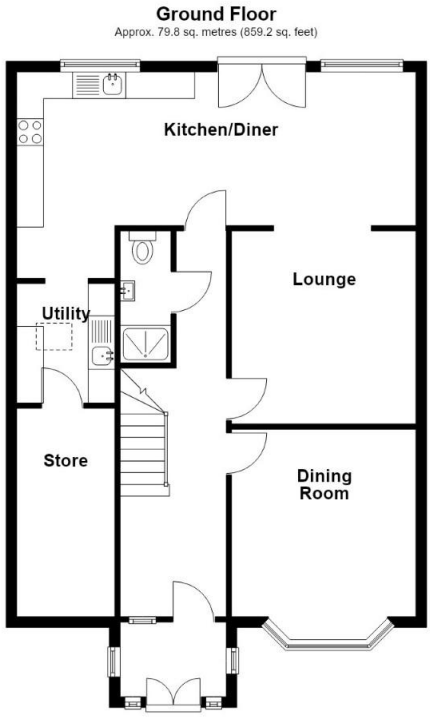
Tenure
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – D

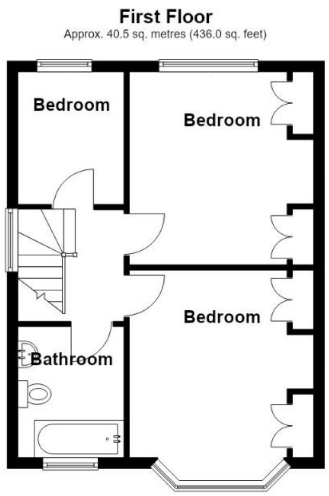












Total area: approx. 120.3 sq. metres (1295.3 sq. feet)

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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.