

smarthomes

Hollywood Lane

Hollywood

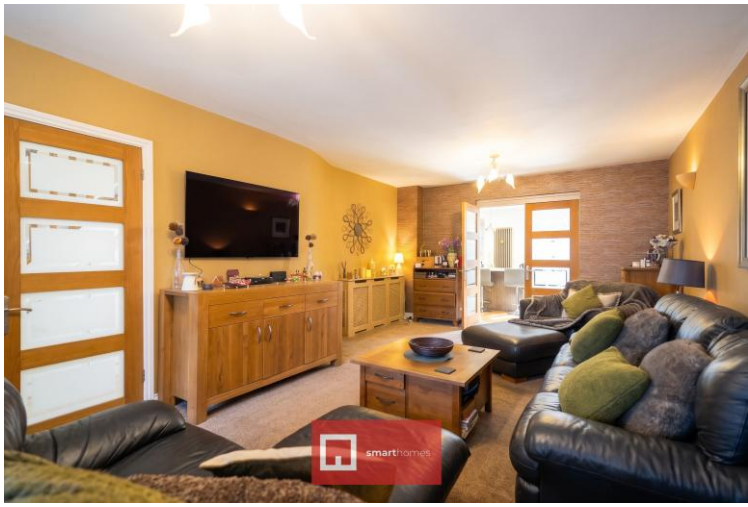
- A Beautifully Presented & Extended Detached Family Home
- Five Double Bedrooms
- Superb Open Plan Kitchen Family Room
- Spacious Lounge
- Warm Room
- Ground Floor Shower Room
- En Suite & Family Bathroom

£700,000

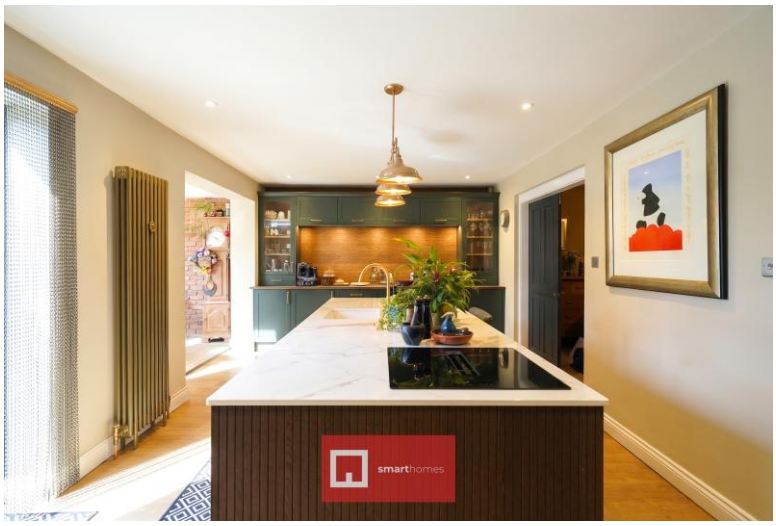
Current EPC Rating TBC

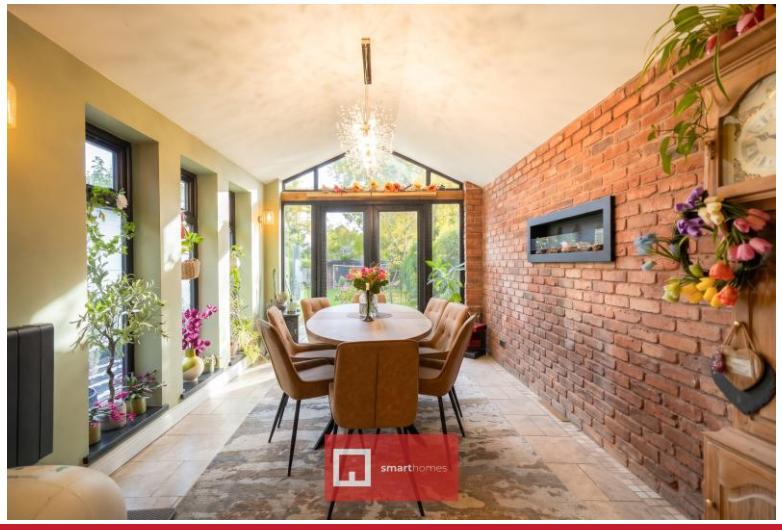
Current Council Tax Band E







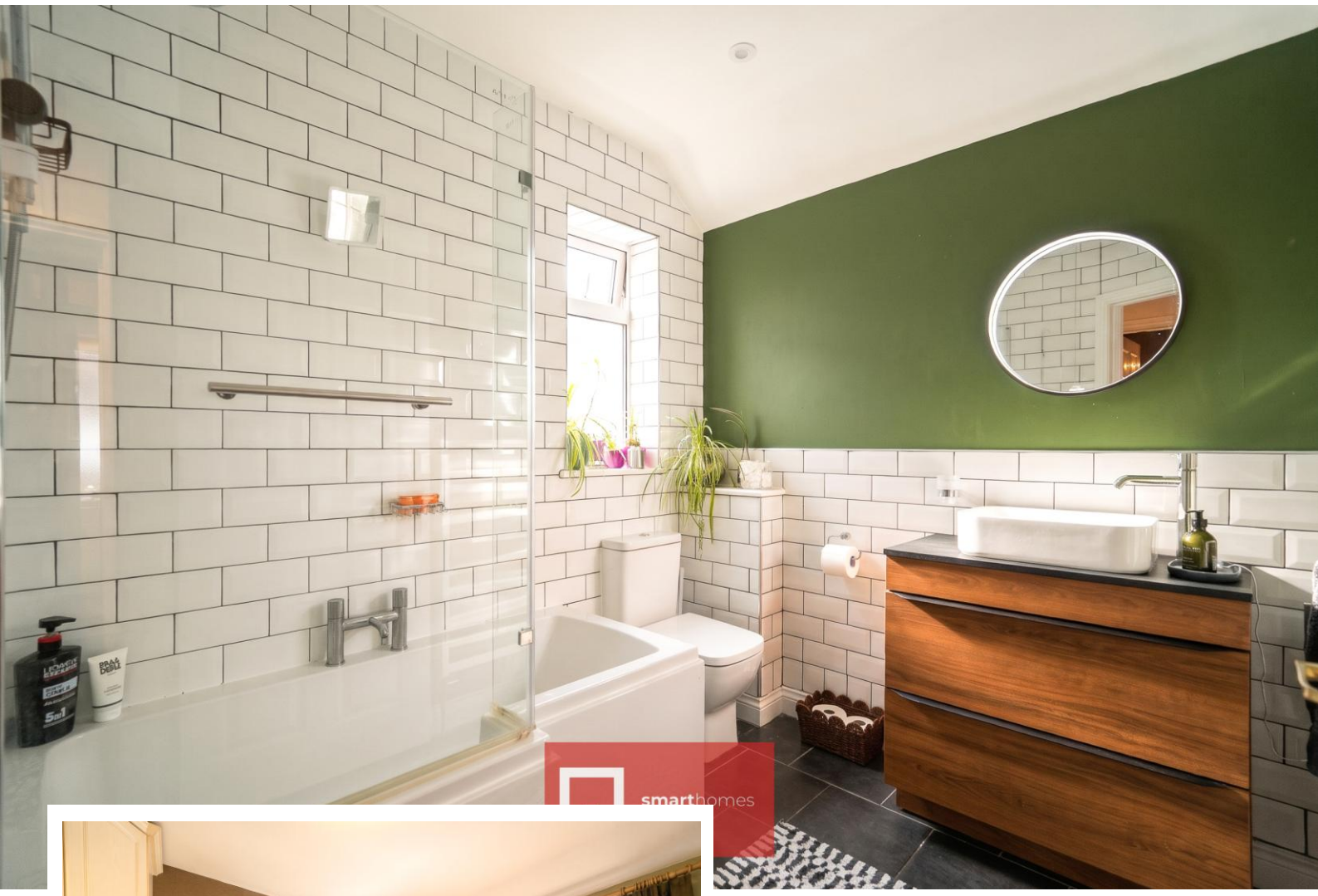




Property Description

A beautifully presented five double bedroom detached family home benefiting from a two storey extension, requiring internal inspection to fully appreciate the versatility of the accommodation. Spacious lounge, superb open plan kitchen family room, warm room, ground floor shower room, first floor en suite and family bathroom, guest WC, substantial rear garden, independent access leading to rear studio (currently utilised as a beauty salon), artificial lawned area extending further to superb games room with own kitchenette and shower room offering versatile use

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.





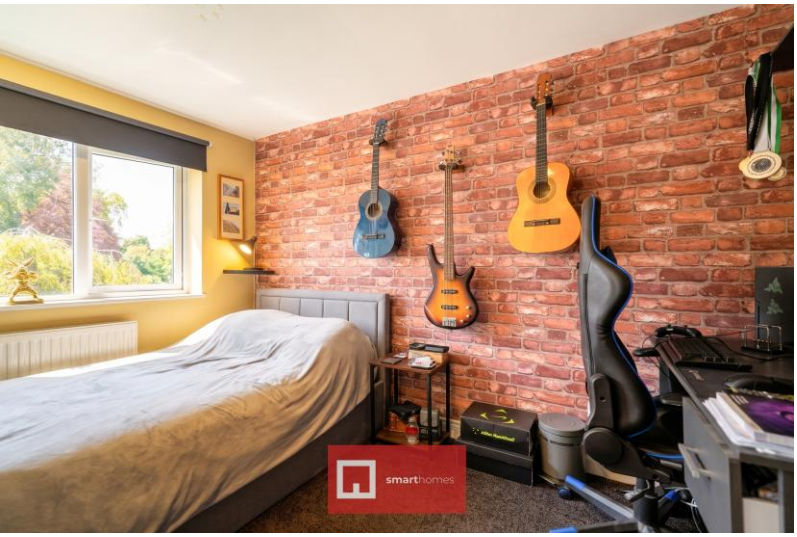


Rooms & Measurements

Entrance Hallway
Superb Lounge - 8.18m x 3.91m (26'10" x 12'10")
Superb Open Plan Kitchen Family Room - 3.48m x 5.97m (11'5" x 19'7")
Superb Warm Room - 2.97m x 4.29m (9'9" x 14'1")
Ground Floor Shower Room - 1.93m x 3.81m (6'4" x 12'6" (max)
Master Bedroom to Front - 3.28m x 4.52m (10'9" x 14'10" (max narrowing to 11' 9")
En Suite Shower Room
Bedroom Two to Rear - 2.31m x 3.3m (7'7" (to wardrobe) x 10'10")
Bedroom Three to Rear - 2.26m x 3.48m (7'5" (to wardrobes) x 11'5")
Bedroom Four to Front - 2.49m x 1.98m (8'2" (into wardrobe) x 6'6" (max)
Bedroom Five to Side - 2.31m x 2.97m (7'7" x 9'9")
Re-Fitted Family Bathroom
Studio/Office Area - 2.51m x 4.72m (8'3" x 15'6")
Superb Games Room - 5.56m x 5.92m (18'3" x 19'5")
Shower Room

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 – E









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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.