



# Links Road, Nr Hollywood

## Offers Around £325,000

- HALLWAY
- MODERN KITCHEN DINER
- THREE BEDROOMS
- REAR GARDEN
- FRONT DRIVEWAY
- LOUNGE
- UTILITY
- BATHROOM
- FRONT STORE
- QUITE CUL DE SAC LOCATION



A well presented semi detached house in this sought after cul de sac close to the local facilities of Hollywood and Maypole with well regarded local primary schooling and Secondary School nearby, education facilities are subject to confirmation from the Education Department.

There is the benefit of local shops at Maypole including Sainsburys and easy access to the Alcester Road in Hollywood which in turn provides access to the M42 motorway forming the hub of the midlands motorway network.

There are railway stations nearby at Yardley Wood, Wythall and Whitlocks End offering commuter services between Birmingham and Stratford upon Avon, and local bus services provide access to the City of Birmingham, Solihull, Kings Heath and the surrounding suburbs.

Set back from the road via a block paved front driveway, double glazed double doors open into the

### **HALLWAY**

Having stairs rising to the first floor accommodation, ceiling light point, central heating radiator and doors into the kitchen diner and

### **LOUNGE**

**15'1 x 10'9 (4.60m x 3.28m)**



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

### **MODERN KITCHEN DINER** **20'11 x 8'4 (6.38m x 2.54m)**



Having a modern range of wall and drawer units with work surfaces over incorporating sink and drainer with mixer tap, space for gas cooker with extractor over, ceramic wall and floor tiles, recessed ceiling spot lights, central heating radiator, double glazed window and sliding patio doors to the rear garden and door to the

### **UTILITY**

Having wall and base units with work surfaces over, space for fridge freezer, washing machine and tumble dryer, ceiling light points, double glazed window and door to the rear garden and further door into the front store

### **LANDING**

Having double glazed window to the side, ceiling light point, loft access and doors to three bedrooms and bathroom

### **BEDROOM 1**

**12'3 10'7 (3.73m 3.23m)**



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

**BEDROOM 2**  
**11'10 x 10'7 (3.61m x 3.23m)**



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

**BEDROOM 3**  
**8'6 x 6'4 (2.59m x 1.93m)**

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

**BATHROOM**



Having bath with shower over, low level WC, pedestal wash hand basin, ceramic wall tiles, ceiling light point, central heating radiator, airing cupboard and double glazed window to the rear

**FRONT STORE**

Having up and over door to the front driveway

**REAR GARDEN**

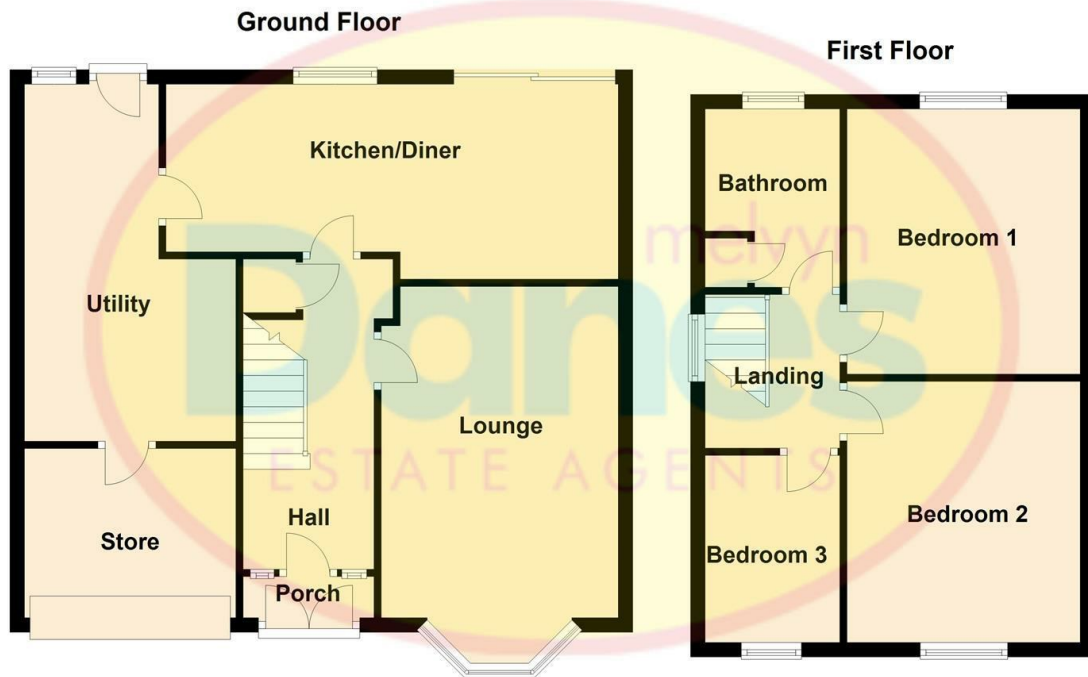


Having paved patio area leading to lawn with decked area and hardstanding, summer house is only available by separate negotiation



## 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.



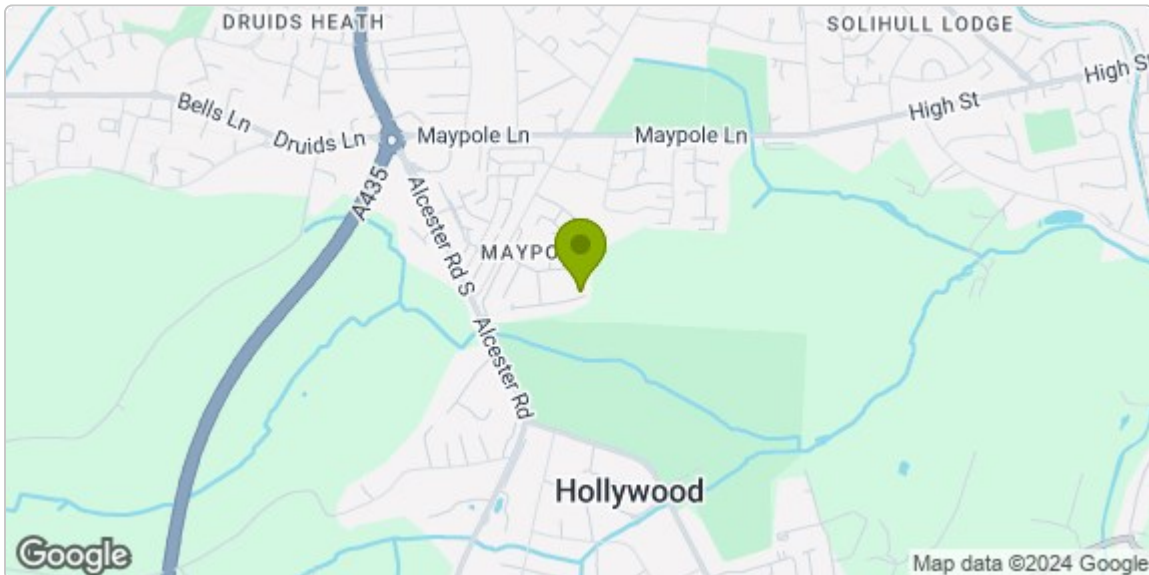
**TENURE:** We are advised that the property is Freehold

**COUNCIL TAX BAND:** C

**VIEWING:** By appointment only with the office on the number below.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
47 Links Road Nr Hollywood  
Birmingham B14 4TW

**Council Tax Band:** C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	