



# Dark Lane, Hollywood

## Offers Around £575,000

- NO CHAIN
- LOUNGE & DINING ROOM
- UTILITY & STUDY
- FOUR FURTHER BEDROOMS, TWO WITH ENSUITE
- REAR GARDEN WITH BRICK BUILT SUMMER HOUSE
- HALLWAY WITH GUEST CLOAKS WC
- REFITTED KITCHEN DINER
- MASTER BEDROOM WITH EN SUITE
- REFITTED BATHROOM
- GARAGE & IN & OUT DRIVEWAY

Situated in this most desirable and convenient location this extended detached property offers well presented and spacious family accommodation with oak doors and staircases, underfloor heating to most of the ground floor and is close to the local amenities of Hollywood and Wythall.

There is well regarded schooling at Coppice Primary and Woodrush Secondary both of which are cited nearby on Shawhurst Lane. Education facilities are subject to confirmation from the Education Department. There is the benefit of local shops on Alcester Road Drakes Cross Parade and easy road access to the Alcester Road in Hollywood which in turn provides access to the M42 motorway and beyond forming the hub of the midlands motorway network.

The property is situated within easy access to Shirley along Truemans Heath Lane and one can continue back through Hollywood to Sainsbury's at the Maypole island, which also provides access to Birmingham city centre and the southern Birmingham suburbs. There are railway stations nearby at Wythall and Whitlocks End offering commuter services between Birmingham and Stratford upon Avon, and local bus services provide access to the City of Birmingham.

Set back from the road via a private in and out tarmac driveway, a UPVC double glazed front door opens into the

### **PORCH**

Having wall light point and oak door into the

### **HALLWAY**

Having turned oak staircase leading to the first floor accommodation, recessed ceiling spot lights, underfloor heating and door to the lounge, kitchen diner and

### **GUEST CLOAKS WC**

Having low level WC, wash hand basin in vanity unit, recessed ceiling spot lights and UPVC double glazed window to the front

### **LOUNGE**

**15'6 into bay x 13'10 (4.72m into bay x 4.22m)**



Having UPVC double glazed bay window to the front, recessed ceiling spot lights, central heating radiator, modern wall mounted fire and double doors into the

### **DINING ROOM**

**12'7 x 10'7 (3.84m x 3.23m)**

Having UPVC double glazed window to the rear, ceiling light point, underfloor heating and doors into the utility and

### **EXTENDED & REFITTED KITCHEN DINER** **20'1 x 10'7 (6.12m x 3.23m)**



Having a modern range of wall, drawer and base units with work surfaces over incorporating sink and drainer with mixer tap, central island with breakfast bar, space for range cooker with extractor over, integrated dishwasher, space for American style fridge freezer, recessed ceiling spot lights, underfloor heating, UPVC double glazed window and door to the rear garden and courtesy door to the garage

### **UTILITY**

Having wall and base units with work surface over, inset circular sink, space for washing machine and tumble dryer, recessed ceiling spot lights, UPVC double glazed window and door to the rear and door into the

### **STUDY / SIDE ENTRANCE**

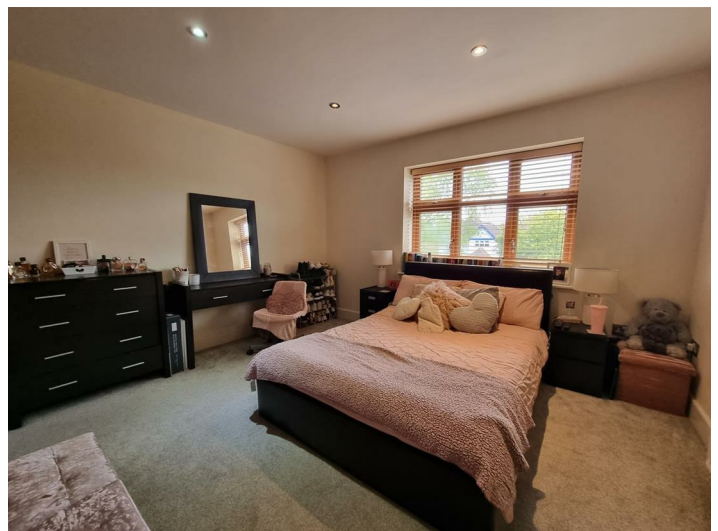
Having two ceiling light points and UPVC double glazed door to the front

### **FIRST FLOOR LANDING**

Having oak turned staircase to the second floor landing, recessed ceiling spot light and doors to four bedrooms and family bathroom

### **BEDROOM 2**

**12'7 x 11'10 (3.84m x 3.61m)**



Having UPVC double glazed window to the front, recessed ceiling spot lights, central heating radiator and door into the

### EN SUITE

Having shower enclosure, wash hand basin in vanity unit, low level WC with concealed cistern, ceramic wall tiles, recessed ceiling spot lights, heated towel rail and UPVC double glazed window to the side

### BEDROOM 3

**13'1 x 8'4 (3.99m x 2.54m )**

Having UPVC double glazed window to the front, recessed ceiling spot lights, feature radiator and door into the

### EN SUITE

Having shower enclosure, wash hand basin in vanity unit, low level WC with concealed cistern, ceramic wall tiles, recessed ceiling spot lights, heated towel rail and UPVC double glazed window to the rear

### BEDROOM 4

**13'0 x 7'6 (3.96m x 2.29m)**

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

### BEDROOM 5

**11'9 max x 11'4 (3.58m max x 3.45m )**

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

### REFITTED FAMILY BATHROOM



Having free standing bath, wash hand basin in vanity unit, low level WC with concealed cistern, ceramic wall tiles, recessed ceiling spot lights, heated towel rail and UPVC double glazed window to the rear

### SECOND FLOOR LANDING

Having recessed ceiling spot lights and oak door into the

### MASTER BEDROOM

**14'11 x 14'5 max (4.55m x 4.39m max)**



Having two Velux windows, recessed ceiling spot lights, two central heating radiators and oak door into the

### EN SUITE

Having inset bath, shower enclosure, wash hand basin in vanity unit, low level WC with concealed cistern, ceramic wall tiles, ceiling light point, heated towel rail and Velux window

### GARAGE

**13'5 x 8'10 (4.09m x 2.69m)**

Having light and power and double doors to the front driveway

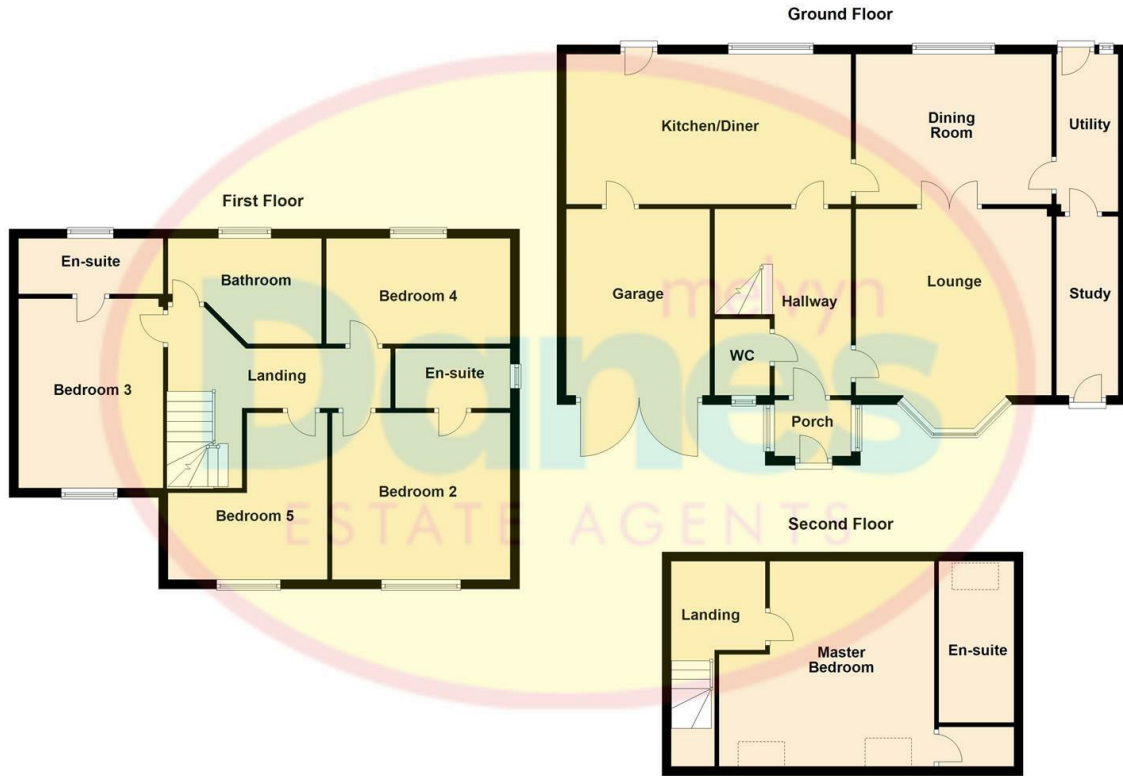
### REAR GARDEN



Having paved patio area with artificial lawn, brick built summer house/games room, fencing to boundaries and gated side access

## 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.



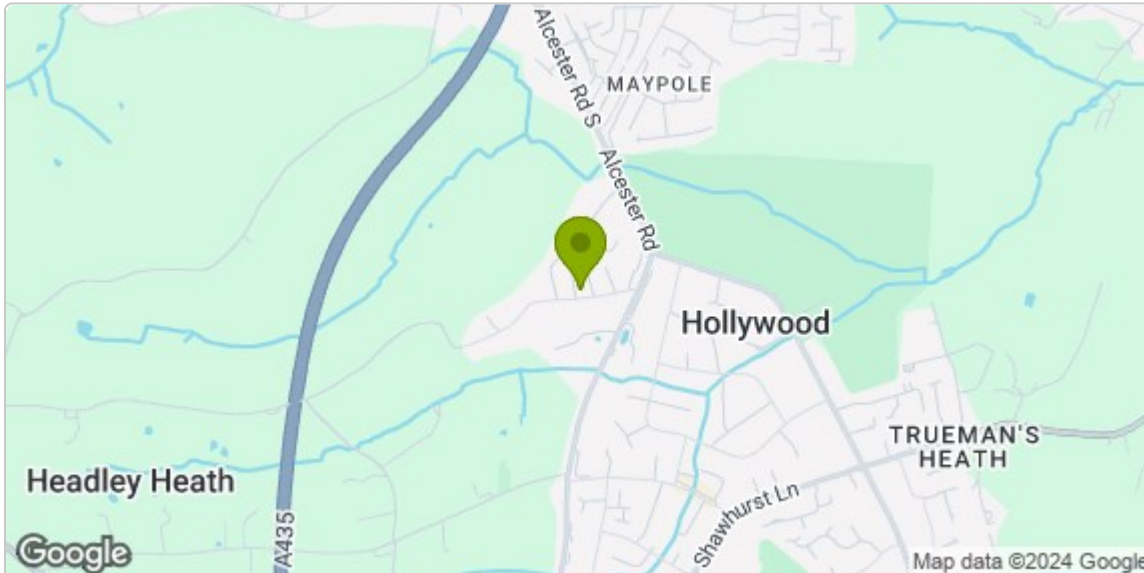
**TENURE:** We are advised that the property is Freehold.

**COUNCIL TAX BAND:** F

**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:**  
16 Dark Lane Hollywood B47  
5BT

**Council Tax Band:** E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		77	83
EU Directive 2002/91/EC			