



Links Road, Nr Hollywood

Offers Around £355,000

- PORCH
- LOUNGE DINER
- DINING ROOM
- THREE BEDROOMS
- REAR GARDEN
- HALLWAY
- EXTENDED KITCHEN
- GROUND FLOOR SHOWER ROOM
- BATHROOM
- FRONT DRIVEWAY

An extended traditional detached house offering generous accommodation backing onto Hollywood Golf Club, 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 full width block paved driveway, UPVC double glazed double doors open into the

PORCH

Having door into the

HALLWAY

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

LOUNGE DINER

24'2 x 13'1 max (7.37m x 3.99m max)



Having UPVC double glazed bow window to the front and French doors to the rear, two ceiling light points, three wall light points, two central heating radiators and fireplace with inset gas fire



EXTENDED KITCHEN

14'11 max x 8'5 (4.55m max x 2.57m)



Having wall and base units with work surfaces over incorporating sink and drainer, halogen hob with extractor over and oven beneath, ceiling light point, central heating radiator and UPVC double glazed windows to the rear garden and door into the

REAR LOBBY

Having doors to the dining room, shower room and side passage/utility

DINING ROOM
15'7 x 7'7 (4.75m x 2.31m)



Currently used as a bedroom with UPVC double glazed window to the front, ceiling light point, central heating radiator and stairs to mezzanine bed

GROUND FLOOR SHOWER ROOM

Having walk in shower, low level WC, wash hand basin in vanity unit and window to the rear

SIDE PASSAGE/UTILITY

Having wall and base units with work surface over, sink and drainer, space for fridge freezer, washing machine and tumble dryer, ceiling light point and doors to the front and rear

LANDING

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

BEDROOM 1
11'10 x 10'10 (3.61m x 3.30m)

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

BEDROOM 2
11'10 x 9'11 (3.61m x 3.02m)



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator and built in wardrobes

BEDROOM 3
8'2 x 7'10 (2.49m x 2.39m)

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

BATHROOM



Having bath with shower over, low level WC, wash hand basin in vanity unit, bidet, ceramic wall and floor tiles, ceiling light point, central heating radiator and UPVC double glazed window to the rear

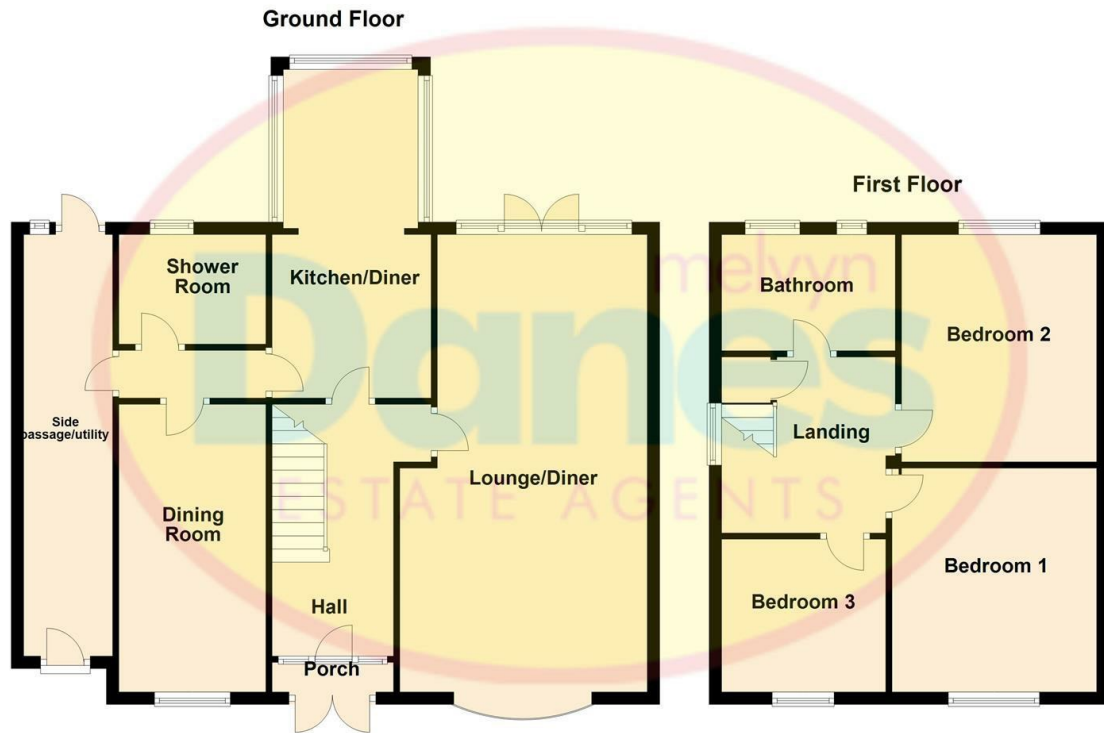
REAR GARDEN



Having paved patio area with steps to lawn, mature coniferous screening and backing onto Hollywood Golf Club

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.



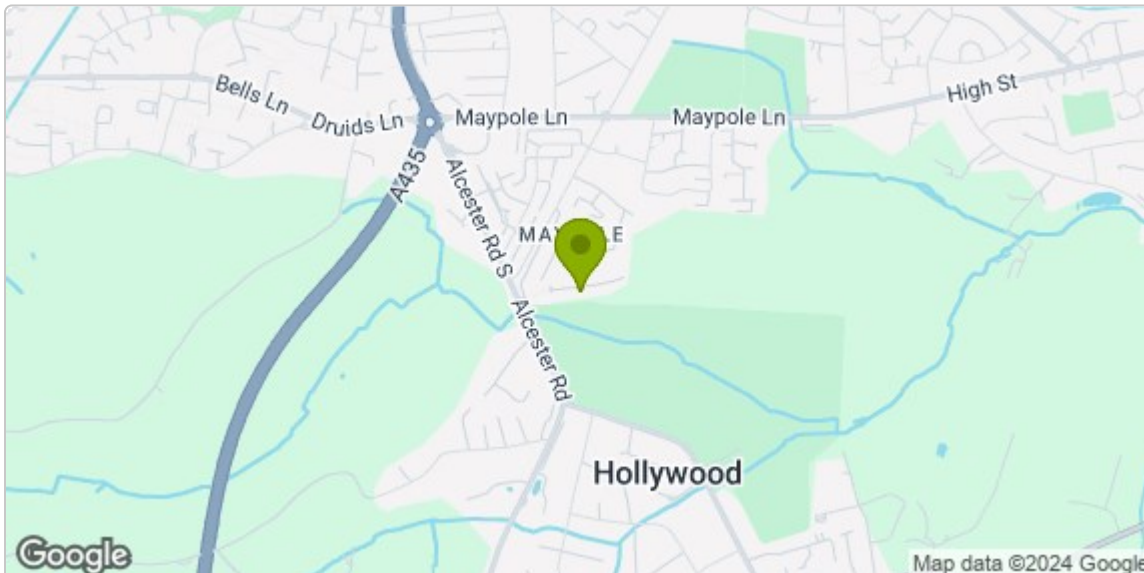
TENURE: We are advised that the property is Freehold.

COUNCIL TAX BAND: D

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:
20 Links Road Nr Hollywood
Birmingham B14 4TP

Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D		66	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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