



Arden Road, Hollywood

Offers Around £305,000

- PORCH
- REFITTED KITCHEN
- TWO DOUBLE BEDROOMS
- LARGE TANDEM SIDE GARAGE
- REAR STORE
- LOUNGE
- CONSERVATORY
- REFITTED SHOWER ROOM
- REAR GARDEN
- FRONT DRIVEWAY

An ideal location for this semi detached bungalow in this popular location close to the local amenities of Hollywood and Wythall

Local schooling can be found within walking distance at Coppice Primary school and Woodrush Senior School on nearby Shawhurst Lane. Education facilities are subject to confirmation from the Education Department.

There is the benefit of local shops on May Lane, Drakes Cross parade and Alcester Road in Hollywood. The property is just a few minutes drive or by bus 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, along with the Hollywood by-pass which links to the M42, forming the hub of the midlands motorway network.

There are railway stations close by in Wythall and Whitlocks End offering commuter services between Birmingham and Stratford upon Avon, and local bus services provide access to the City of Birmingham, Redditch and the surrounding suburbs.

Set back from the road via a block paved driveway with artificial front lawn, a UPVC front door opens into the

PORCH

Having recessed ceiling spot lights, feature radiator and doors to the lounge, cloaks cupboard and

REFITTED KITCHEN

9'7 x 8'7 (2.92m x 2.62m)



Being refitted with a modern range of gloss fronted wall, drawer and base units with granite work surfaces over with matching upstands, incorporating composite sink and drainer with mixer tap, integrated halogen hob with extractor over, eye level double oven, fridge and freezer, recessed ceiling spot lights and window and door to the side

LOUNGE

16'11 x 11'11 (5.16m x 3.63m)

Having UPVC double glazed window and door to the front, two ceiling light points, central heating radiator, modern fireplace with inset electric fire and door into the

INNER HALLWAY

Having ceiling light point, loft access and door to two double bedrooms and refitted shower room

BEDROOM 1

14'4 x 9'4 (4.37m x 2.84m)

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

BEDROOM 2

10'7 x 9'4 (3.23m x 2.84m)

Having UPVC sliding patio doors into the conservatory, ceiling light point and central heating radiator

REFITTED SHOWER ROOM



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

CONSERVATORY

10'4 x 8'5 (3.15m x 2.57m)

Having UPVC double glazed windows and double doors to the rear garden

SIDE TANDEM GARAGE

28'5 x 7'11 (8.66m x 2.41m)

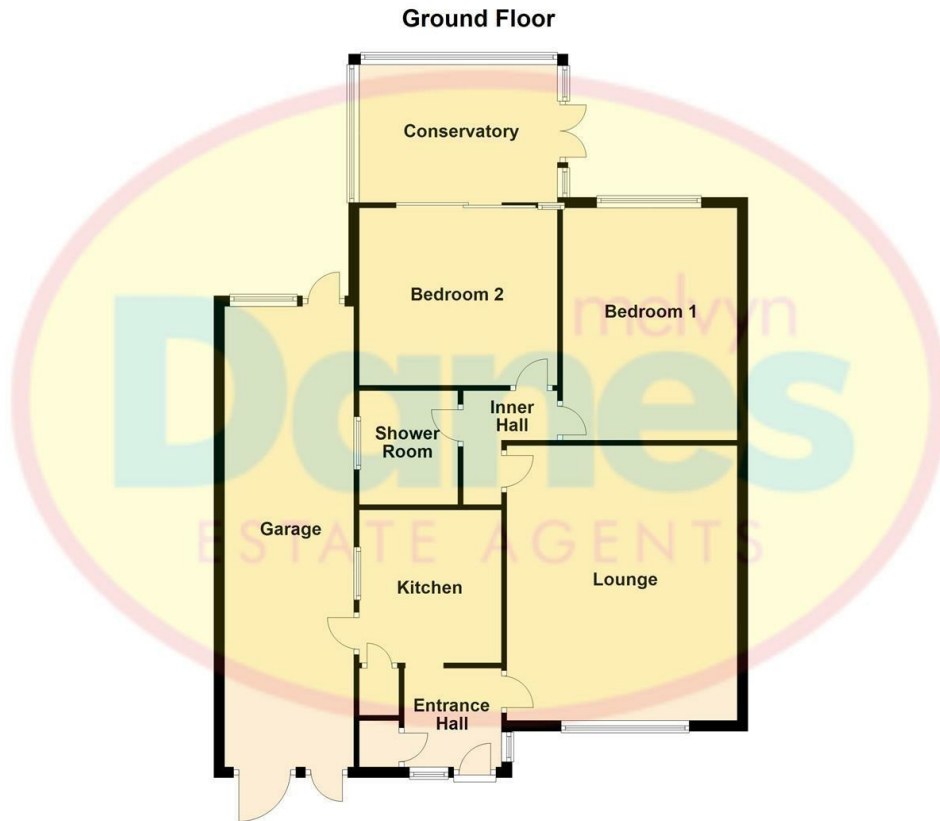
Having two ceiling light points, central heating radiator, wall mounted central heating boiler and doors to the front and rear

REAR GARDEN

Having decked patio area leading to artificial lawn with flower, shrub and herbaceous borders, large brick store, access to tandem garage and fencing to boundaries

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.



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COUNCIL TAX BAND - D

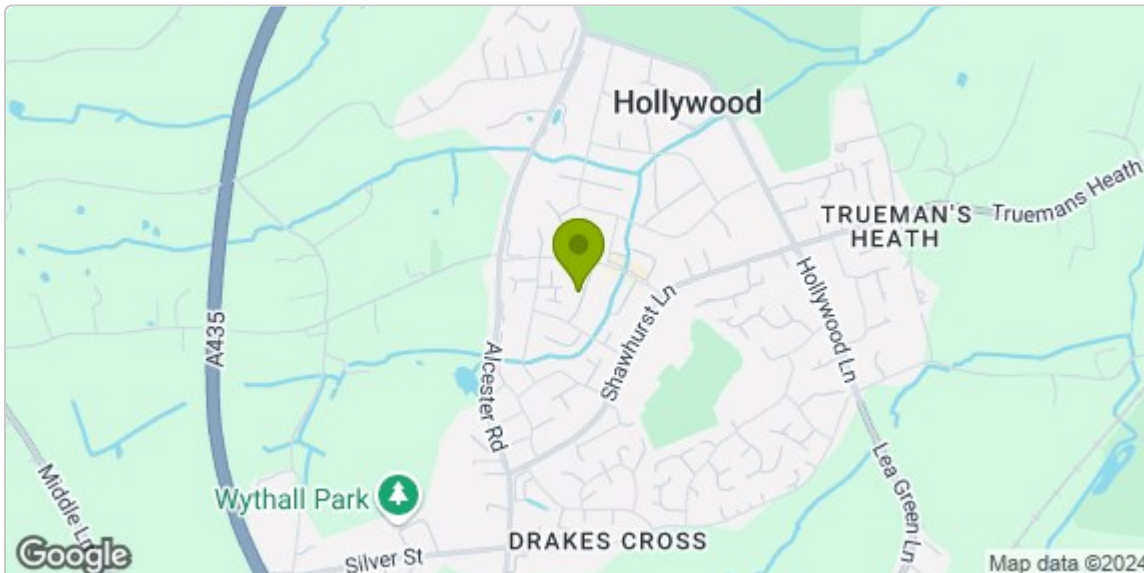
TENURE We are advised that the property is Freehold but as yet we have not been able to verify this.

PLANNING PERMISSION AND BUILDING REGULATIONS Purchasers must satisfy themselves as to whether planning permission and building regulations were obtained and adhered to for any works carried out to the property.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

THE CONSUMER PROTECTION REGULATIONS The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

PROPERTY TO SELL? If in order to purchase this property you wish to sell your existing home, please do not hesitate to contact Pat Gilbert on 01564 826555 who would be pleased to discuss its current market value, our fees and services with you.



Full Postal Address:
18 Arden Road Hollywood B47 5DJ

Council Tax Band:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	