



Alcester Road South, Nr Hollywood

Offers Around £280,000

- PORCH
- EXTENDED KITCHEN
- MODERN BATHROOM
- LARGE REAR GARDEN
- EARLY VIEWING ESSENTIAL
- OPEN PLAN LOUNGE
- TWO DOUBLE BEDROOMS
- MODERN SHOWER ROOM
- REAR VEHICULAR ACCESS
- NO UPWARD CHAIN

An ideal location for this extended traditional semi detached house offering spacious ground floor accommodation set back in a slip road just off Alcester Road South overlooking local farmland, close to the local facilities of Hollywood and Maypole with well regarded local primary schooling and secondary school within close proximity, 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 and beyond.

The property is situated within a short drive to Shirley along Maypole Lane and one can continue beyond Alcester Road 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 national 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.

Set back from the road via a paved footpath with front paved garden, a UPVC double glazed door opens into the porch with door into the bright and spacious open plan lounge diner, extended modern kitchen, two double bedrooms, bathroom and additional shower room, decked rear garden with lawn, fencing to boundaries and gated rear access

PORCH

OPEN PLAN LOUNGE DINER **23'11 x 17'2 max (7.29m x 5.23m max)**



EXTENDED KITCHEN **17;5 x 8'4 (5.18m;1.52m x 2.54m)**



LANDING

BEDROOM 1 **12' x 10'10 (3.66m x 3.30m)**



BEDROOM 2 **11'10 x 10'10 (3.61m x 3.30m)**



MODERN BATHROOM



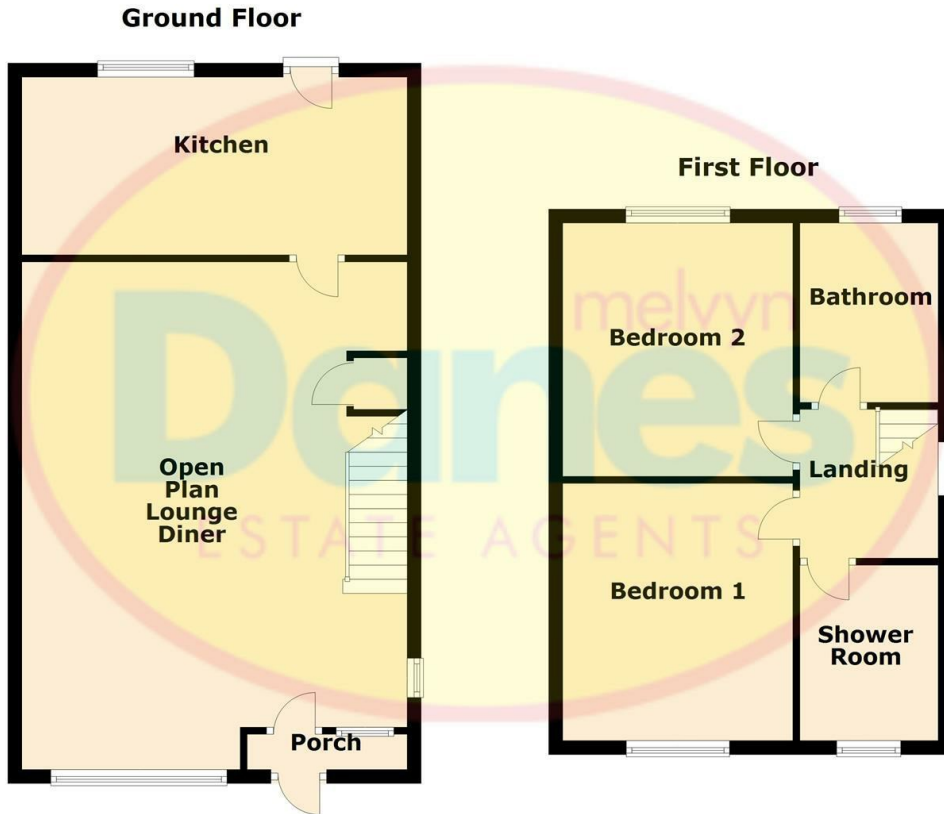
MODERN SHOWER ROOM



LARGE REAR GARDEN WITH VEHICULAR REAR 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 but as yet we have not been able to verify this.

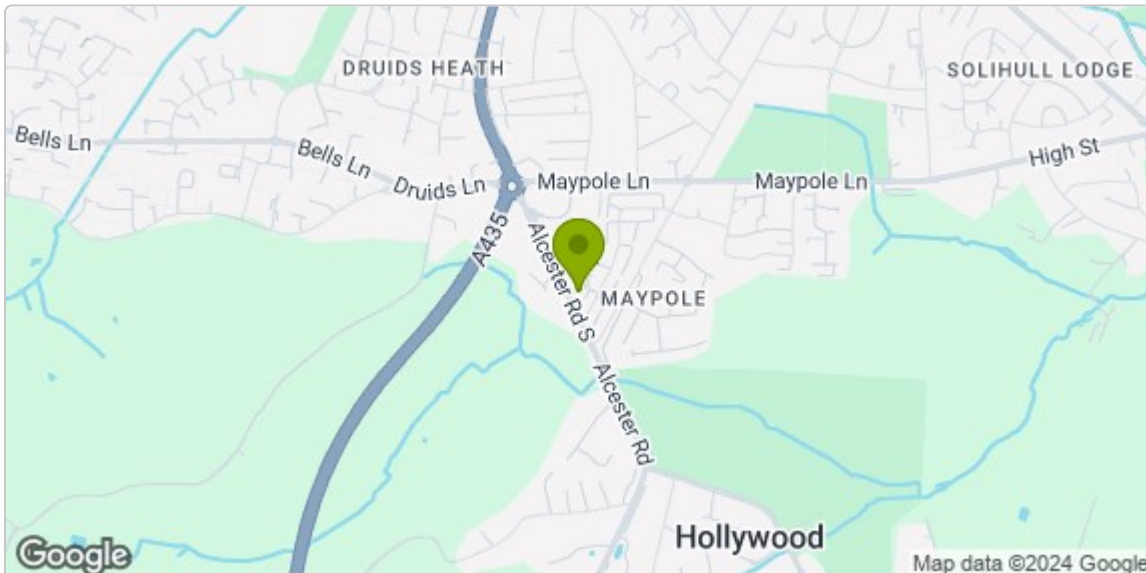
COUNCIL TAX BAND - C

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:
1133 Alcester Road South Nr
Hollywood Birmingham B14
5TP

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	78
England & Wales	EU Directive 2002/91/EC	

321 Alcester Road, Wythall, Birmingham, B47 5HJ

Tel: 01564 826 555 Email: wythall@melvyndanes.co.uk www.melvyndanes.co.uk