



# Alcester Road South, Nr Hollywood

## Offers Around £285,000

- PORCH
- LOUNGE DINER
- THREE BEDROOMS
- REAR GARDEN
- HALLWAY
- REFITTED KITCHEN
- REFITTED BATHROOM
- REAR GARAGE

Set back in a slip road just off Alcester Road South overlooking local farmland, this well presented and improved property is 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.

A paved footpath with lawned foregarden leads up to a UPVC front door opening into the

### **PORCH**

Having recessed ceiling spot light and oak door into the

### **HALLWAY**

Having glazed oak staircase to the first floor, recessed ceiling spot lights, feature radiator and oak door into the

### **LOUNGE DINER**

**24'1 x 17'4 max (7.34m x 5.28m max)**



Having UPVC double glazed windows to the front and rear, recessed ceiling spot lights, feature radiator, standard radiator, fireplace and open access into the



### **MODERN REFITTED KITCHEN** **11'3 x 6'0 (3.43m x 1.83m)**



Having modern wall and base units with quartz work surfaces over and matching upstands with inset sink, induction hob with extractor over, double dual use ovens, fridge and freezer, recessed ceiling spot lights and UPVC double glazed window and door into the

### **CONSERVATORY**

Having door to store with plumbing for washing machine, door to side access and UPVC double glazed windows and door to the rear garden

### **LANDING**

Having UPVC double glazed window to the side, recessed ceiling spot lights, loft access and oak doors to three bedrooms and refitted bathroom

**BEDROOM 1**  
**12'3 x 11'3 (3.73m x 3.43m)**



Having UPVC double glazed window to the rear, two wall lights points, central heating radiator and built in wardrobes

**BEDROOM 2**  
**11'5 x 10'9 (35.05m x 3.28m)**

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

**BEDROOM 3**  
**7'5 x 6'2 (2.26m x 1.88m)**

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

**REFITTED BATHROOM**



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

**REAR GARDEN**

Having paved patio area leading to lawn with mature flower and shrub borders, fencing to boundaries, gated rear access and timber store

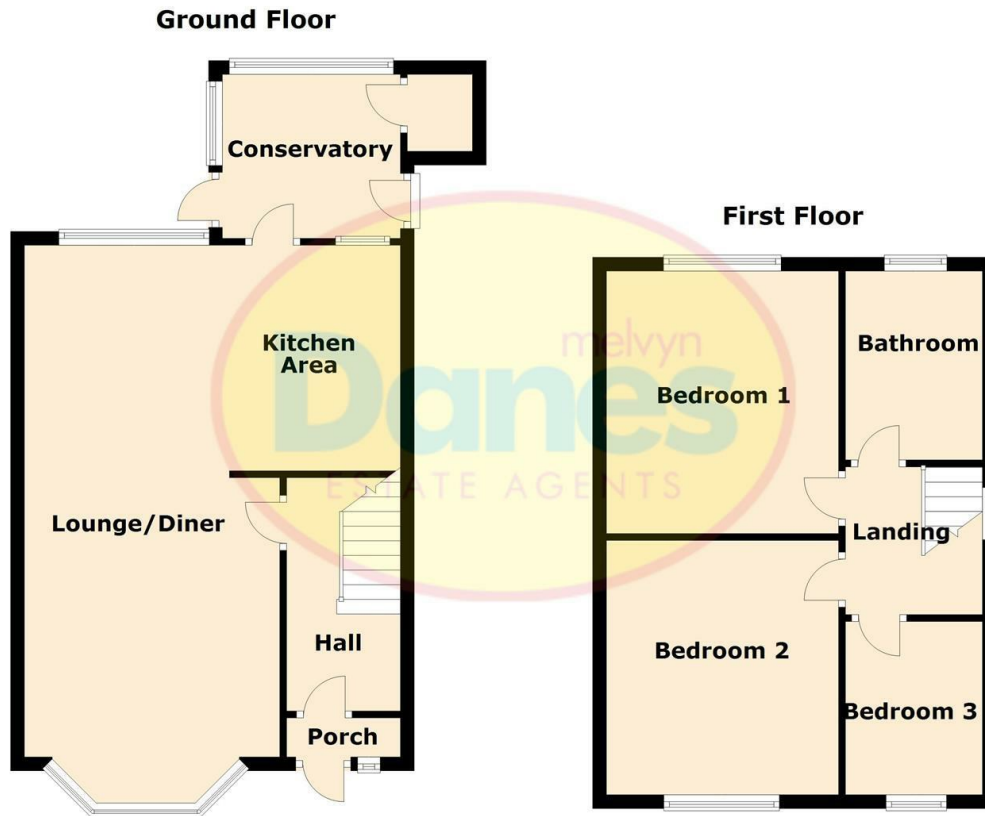
**REAR GARAGE**

Currently used as workshop/studio



## 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.

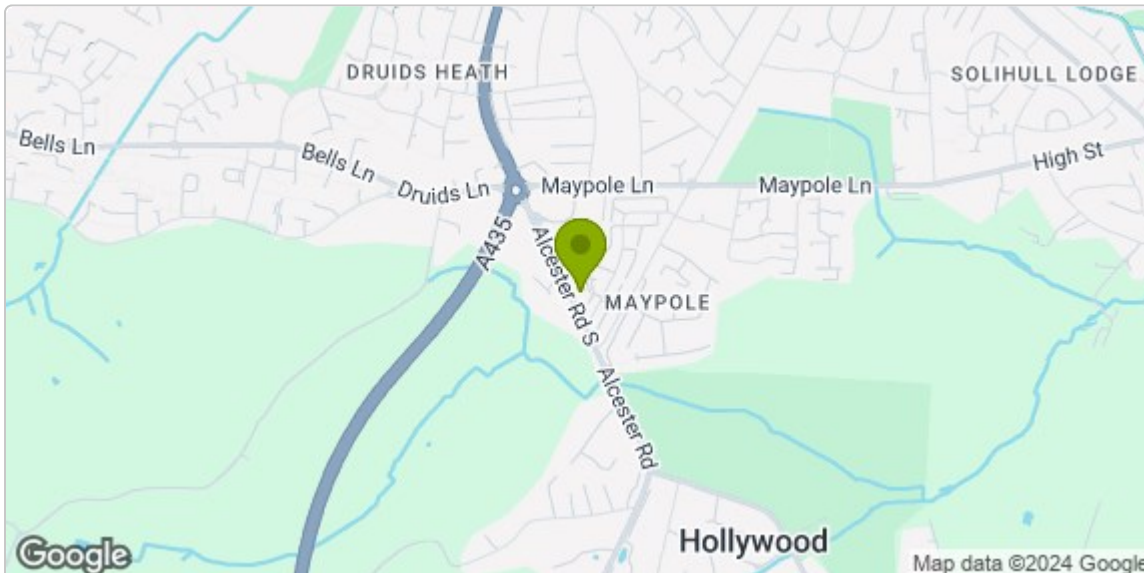
**COUNCIL TAX BAND - C**

**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:**  
 1129 Alcester Road South Nr  
 Hollywood Birmingham B14  
 5TP

**Council Tax Band:**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(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>	EU Directive 2002/91/EC	

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