



Wood Croft, Hollywood

Offers Around £630,000

- PORCH & HALLWAY
- REFITTED KITCHEN DINER
- MASTER BEDROOM WITH REFITTED EN SUITE
- REFITTED BATHROOM
- FRONT DRIVEWAY & PRIVATE REAR GARDEN
- LOUNGE & DINING ROOM
- UTILITY & GUEST CLOAKS WC
- THREE FURTHER BEDROOMS
- DOUBLE GARAGE
- NO UPWARD CHAIN

An enviable location for this well presented executive four bedroom detached property built by Messrs Bovis on the popular Hollywood Grange development offering generous family accommodation close to the local amenities of Wythall and Hollywood.

There is well regarded schooling at Meadow Green, 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 at 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 block paved driveway with lawned fore garden, a UPVC double glazed front door opens into the

PORCH

Having wall light point, tiled flooring and UPVC double glazed door into the

HALLWAY

Having staircase rising to the first floor accommodation, ceiling light point, central heating radiator and doors into the lounge and kitchen diner

LOUNGE

17'8 inot bay x 12'5 (5.38m inot bay x 3.78m)

Having UPVC double glazed bay window to the front, ceiling light point, three wall light points, two central heating radiators, fireplace with gas fire and double doors into the

DINING ROOM

12'5 x 10'7 (3.78m x 3.23m)



Having ceiling light point, central heating radiator and double glazed sliding patio doors into the

CONSERVATORY



Having tiled floor, ceiling light with fan and UPVC double glazed windows and double doors to the rear garden

MODERN KITCHEN DINER

14'10 x 11'0 (4.52m x 3.35m)



Being refitted with a modern range of wall, drawer and base units with quartz work surfaces over with matching upstands, incorporating inset sink and drainer with mixer tap, four ring induction hob with extractor over, eye level double oven, integrated dishwasher and fridge, recessed ceiling spot lights, central heating radiator, tiled flooring, UPVC double glazed window to the rear and door into the

UTILITY

Having matching units with inset sink, integrated double freezers, recessed ceiling spot lights, central heating radiator, UPVC double glazed door to the rear garden and further door into the

GUEST CLOAKS WC

Having low level WC, quartz basin in vanity units, ceiling light point, central heater and UPVC double glazed window to the side

LANDING

Having ceiling light point, loft access and doors to four bedrooms, refitted bathroom and large airing cupboard

MASTER BEDROOM
15'10 x 12'1 (4.83m x 3.68m)



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

REFITTED EN SUITE



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

BEDROOM 2
11'1 x 11'4 (3.38m x 3.45m)

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

BEDROOM 3
10'11 x 8'7 (3.33m x 2.62m)

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

BEDROOM 4
8'2 x 8'2 (2.49m x 2.49m)

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

REFITTED BATHROOM



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

DOUBLE GARAGE
17'7 x 16'4 (5.36m x 4.98m)

Having light and power and two electric up and over doors to the front driveway

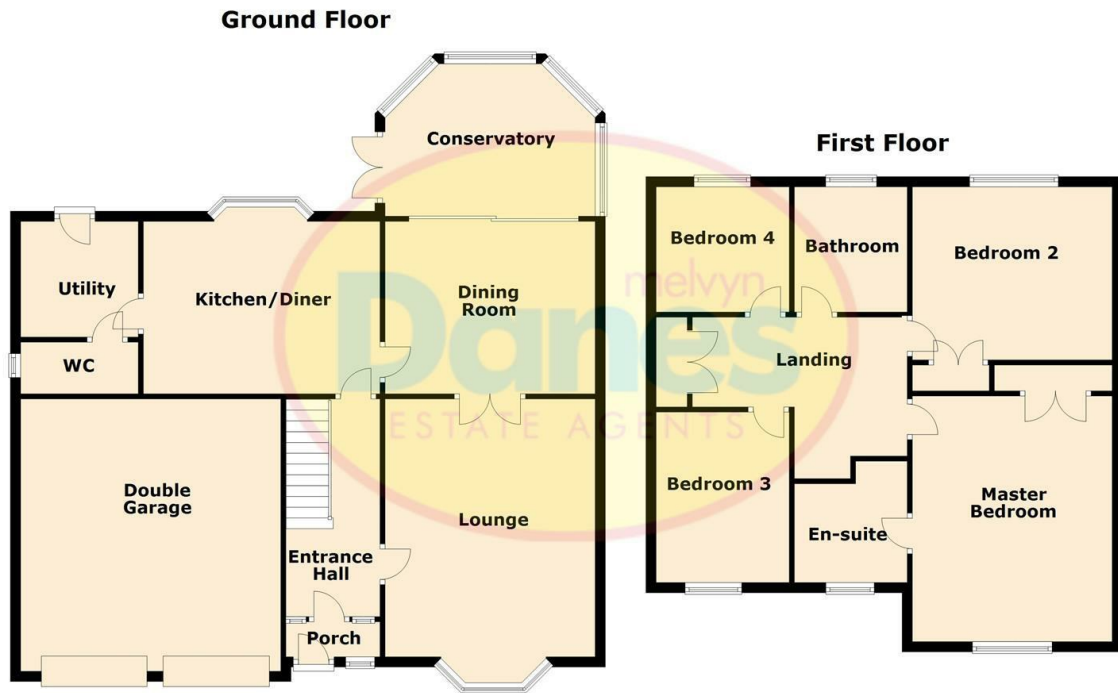
PRIVATE REAR GARDEN



Having paved patio area leading to shaped lawn, coniferous screening, further paved rear patio, 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.



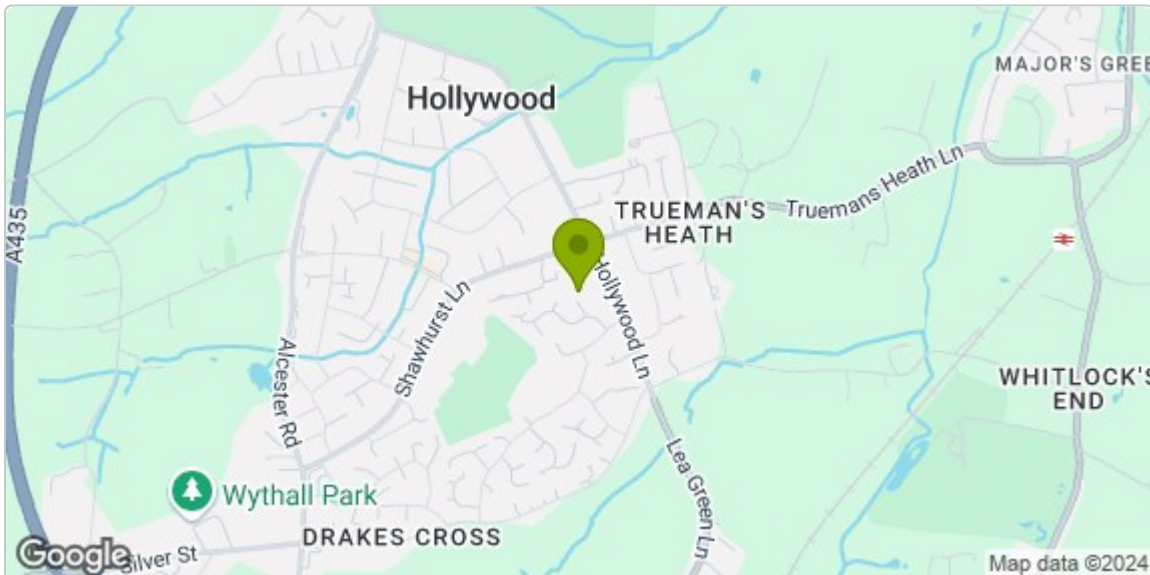
TENURE: We are advised that the property is Freehold

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:
10 Wood Croft Hollywood B47
5QU

Council Tax Band: F

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