



# Truemans Heath Lane, Hollywood

## Asking Price £475,000

- PORCH
- LOUNGE & DINING ROOM
- FIVE BEDROOMS
- PRIVATE REAR GARDEN
- FRONT DRIVEWAY
- HALLWAY
- CONSERVATORY
- SHOWER ROOM
- DOUBLE SIDE GARAGE
- EARLY VIEWING ESSENTIAL

Situated in this most popular and convenient location this detached property offers generous family accommodation with close to the local amenities of Hollywood and Wythall.

There is well regarded schooling at Coppice Primary and Woodrush Secondary both of which are cited nearby on Shawhurst Lane. Education facilities are subject to confirmation from the Education Department.

Local shops can be found 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, Redditch, Solihull and the surrounding area.

Set back from the road via a tarmacadam drive way with lawned front garden, double glazed doors open into the

#### **PORCH**

Having ceiling light point and glazed door into the

#### **HALLWAY**

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

#### **LOUNGE**

**17'4 into bay x 11'1 (5.28m into bay x 3.38m)**



Having double glazed box bay window to the front, ceiling light point, central heating radiator, fireplace with electric fire and double doors into the

#### **DINING ROOM**

**9'11 x 8'11 (3.02m x 2.72m)**



Having ceilinglight point, central heating radiator, door to the kitchen and bi fold door into the

#### **CONSERVATORY**

**8'5 x 8'4 (2.57m x 2.54m)**

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

#### **KITCHEN**

**9'11 x 9'0 (3.02m x 2.74m)**



Having wall and base units with work surfaces over incorporating sink and drainer, halogen hob with extractor over and over beneath, space for fridge, freezer and dishwasher, ceiling light point, double glazed window to the rear and door to the garage

#### **LANDING**

Having ceiling light point and doors to five bedrooms and shower room

**BEDROOM 1**  
**15'2 max 13'6 (4.62m max 4.11m)**



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

**BEDROOM 2**  
**11'0 x 10'11 (3.35m x 3.33m)**



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

**BEDROOM 3**  
**12'0 x 10'0 (3.66m x 3.05m)**

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

**BEDROOM 4**  
**10'1 x 9'7 (3.07m x 2.92m)**

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

**BEDROOM 5**  
**6'9 x 6'1 (2.06m x 1.85m)**

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

**SHOWER ROOM**

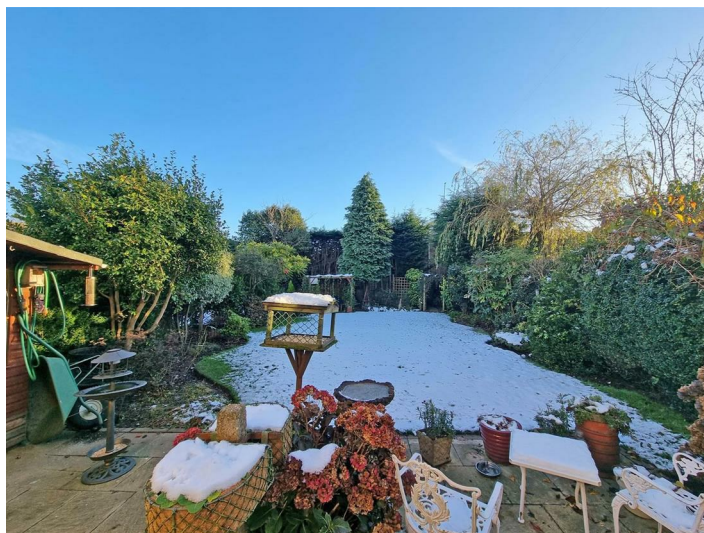


Having shower enclosure, low level WC, bidet, pedestal wash hand basin, ceramic wall tiles, ceiling light point, central heating radiator, airing cupboard and double glazed window to the rear

**DOUBLE GARAGE**  
**25'3 x 13'7 (7.70m x 4.14m)**

Having light and power, window and door to the rear garden and WC

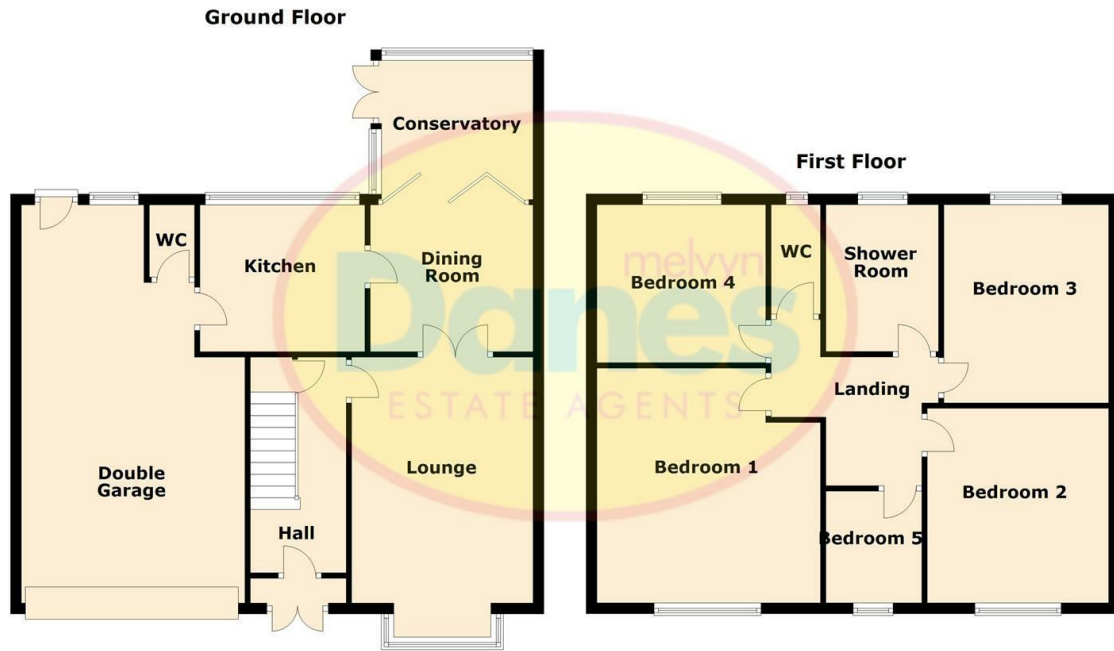
**REAR GARDEN**



Having paved patio area leading to lawn with mature flower, shrub and herbaceous borders, timber shed, coniferous screening, hedge 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 - E**

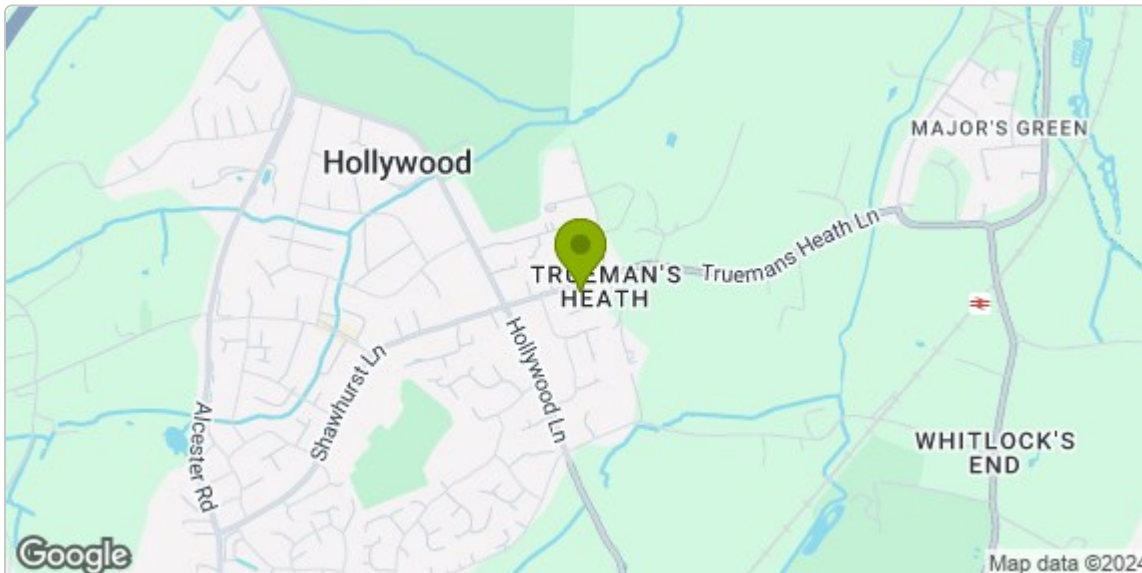
**TENURE** We are advised that the property is Freehold but as yet we have not been able to verify this.

**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:**  
35 Trueman's Heath Lane  
Hollywood B47 5QE

**Council Tax Band: E**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			73
(55-68) <b>D</b>			
(39-54) <b>E</b>		35	
(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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