



Windrush Road, Hollywood

Offers Around £350,000

- PORCH
- GUEST CLOAKS WC
- REFITTED KITCHEN
- REFITTED BATHROOM
- REAR GARDEN & FRONT DRIVEWAY
- HALLWAY
- LOUNGE
- THREE BEDROOMS
- INTEGRAL GARAGE
- NO UPWARD CHAIN

An ideal location for this fully refurbished semi detached house in this popular location close to local shops, library, doctors surgery and both primary schooling at Coppice and secondary at Woodrush which are both cited in nearby Shawhurst Lane - education facilities are of course subject to confirmation from the Education Department.

The property is situated with easy access to Sainsbury's at the Maypole island and further shops on Hollywood Lane, Drakes Cross Parade and via the Alcester Road 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 nearby at Wythall and Whitlocks End offering commuter services between Birmingham and Stratford upon Avon, and local bus services provide access to Shirley and the surrounding suburbs of Birmingham.

Set back from the road via a tarmac driveway with side lawn, a UPVC double glazed door opens into the

PORCH

Having composite door into the

HALLWAY

Having stairs rising to the first floor accommodation, ceiling light point, central heating radiator and doors to the lounge, refitted kitchen and

GUEST CLOAKS WC



Having wash hand basin in vanity unit with low level WC and concealed cistern, recessed ceiling spot light, heated towel rail and UPVC double glazed window to the front

LOUNGE

15'10 x 11'4 (4.83m x 3.45m)



Having ceiling light point, central heating radiator and UPVC double glazed sliding patio doors to the rear garden

REFITTED KITCHEN

15'10 x 5'10 (4.83m x 1.78m)



Having a modern range of wall, drawer base units with work surfaces over incorporating inset inset sink and drainer with mixer tap, induction hob with extractor over and oven beneath, integrated fridge and dishwasher, recessed ceiling spot lights, UPVC double glazed window to the side and rear and door into the

UTILITY

Having a modern range of wall and base units with work surface over and inset sink and drainer, integrated washing machine and tumble dryer, ceiling light point and UPVC doors to the front and rear

LANDING

Having UPVC double glazed window to the side and doors to three bedrooms and refitted bathroom

BEDROOM 1
15'11 x 10'6 (4.85m x 3.20m)



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

BEDROOM 2
11'5 x 10'5 (3.48m x 3.18m)

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

BEDROOM 3
11'10 x 6'3 max (3.61m x 1.91m max)

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

REFITTED BATHROOM



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

INTEGRAL GARAGE

Having up and over door to the front

REAR GARDEN

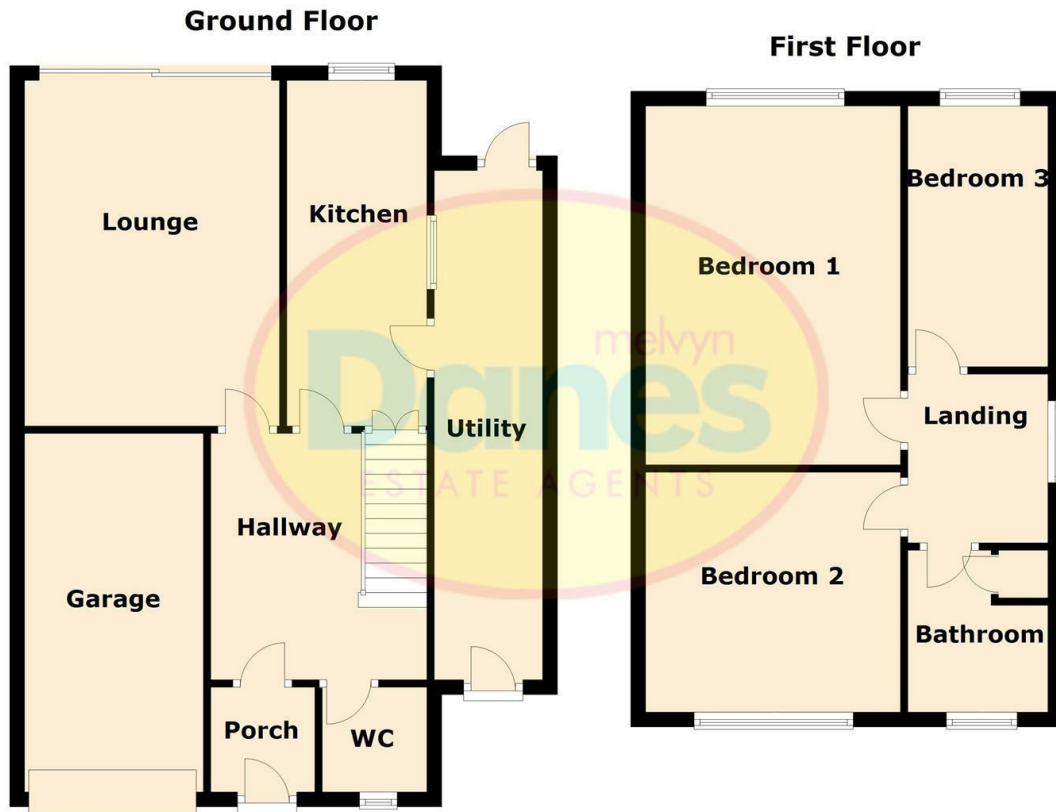


Having paved patio leading to lawn, flower and shrub borders, green house and pleasant views over the golf course



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.



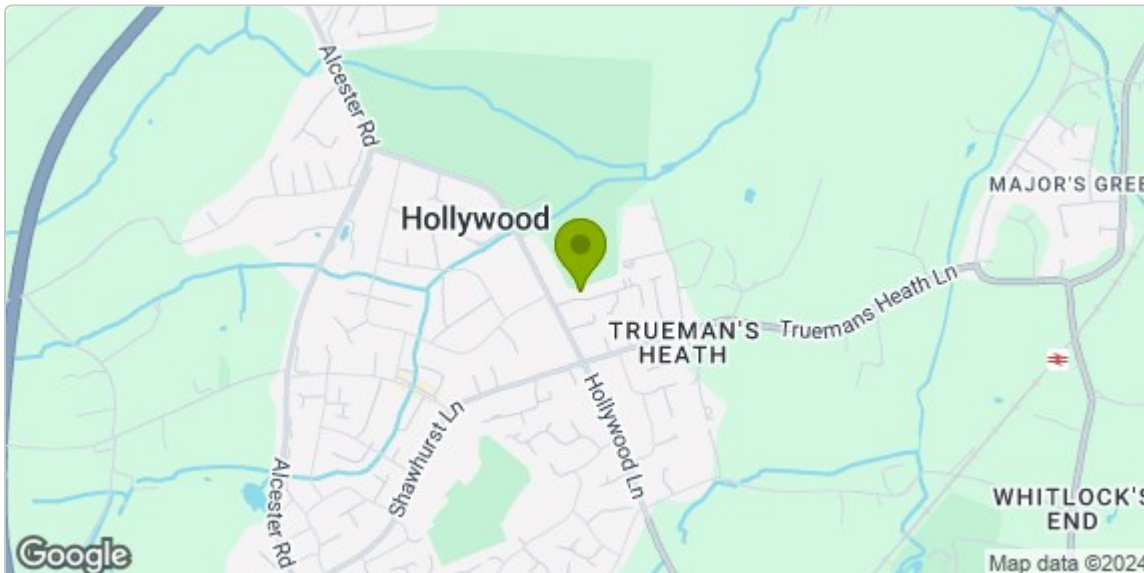
TENURE: We are advised that the property is Freehold

COUNCIL TAX BAND: D

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:
7 Windrush Road Hollywood
Hollywood B47 5QA

Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		83
	(69-80) C	71	
	(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	