



**419 HIGHTERS HEATH LANE, NR HOLLYWOOD, B14 4TR**

**OFFERS AROUND £265,000**

- PORCH
- LOUNGE AREA
- EXTENDED & REFITTED KITCHEN DINER
- REFITTED BATHROOM
- FRONT DRIVEWAY
- HALLWAY WITH WC
- DINING AREA
- THREE BEDROOMS
- REAR GARDEN

A well presented and extended traditional terraced house situated in this popular and convenient location, close to the local facilities of Hollywood and Maypole with well regarded local primary schooling and Secondary School nearby, 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.

An ideal location for this well presented and extended terraced house set back from the road via a tarmac driveway with a UPVC double glazed door opening into the

### **PORCH**

Having further UPVC double glazed door opening into the

### **HALLWAY**

Having stairs rising to the first floor accommodation, recessed ceiling spot lights, central heating radiator and doors into the lounge area and

### **GUEST CLOAKS WC**

Having low level WC, wash hand basin in vanity cupboard, wall light point and central heating radiator

### **LOUNGE AREA**

**13'1" into bay x 9'10" (3.99m into bay x 3.02m)**



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

### **EXTENDED & REFITTED KITCHEN DINER** **18'11" max x 15'10" max (5.77m max x 4.83m max)**



Having UPVC double glazed window and double doors to the rear garden, further door to the side passageway, two ceiling light points, two wall light points, space for dining, log burner and the kitchen area has been refitted with a range of modern gloss fronted wall, drawer and base units with quartz work surfaces over incorporating sink and drainer with mixer tap, further inset micro sink with instant hot water tap, a comprehensive range of built in appliances to include gas hob with extractor over, oven, microwave, fridge freezer and washing machine







### LANDING

Having loft access, ceiling light point, built in storage and doors to three bedrooms and refitted bathroom

### BEDROOM 1

**13'3" into bay x 9'10" (4.04m into bay x 3.02m)**



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

### BEDROOM 2

**10'11" x 9'10" (3.33m x 3.02m)**

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

### BEDROOM 3

**7'4" x 6'0" (2.24m x 1.83m)**

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

### REFITTED BATHROOM



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

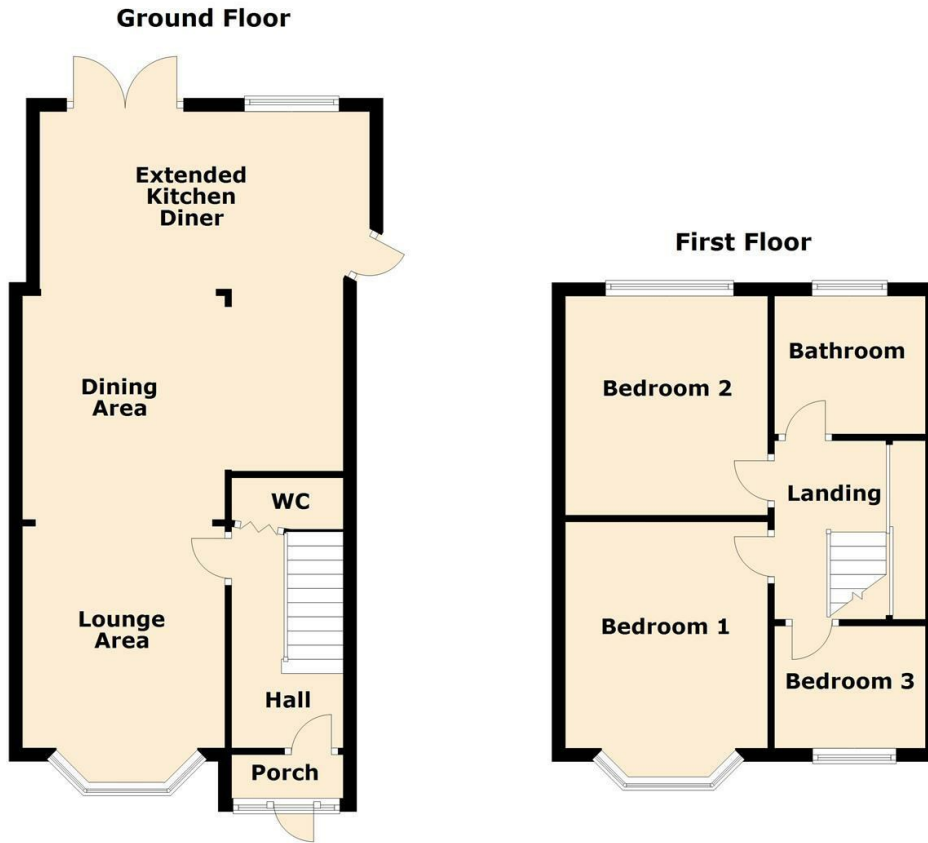
### REAR GARDEN



Being mostly paved with fencing to boundaries and direct access into the rear full width timber store

**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.



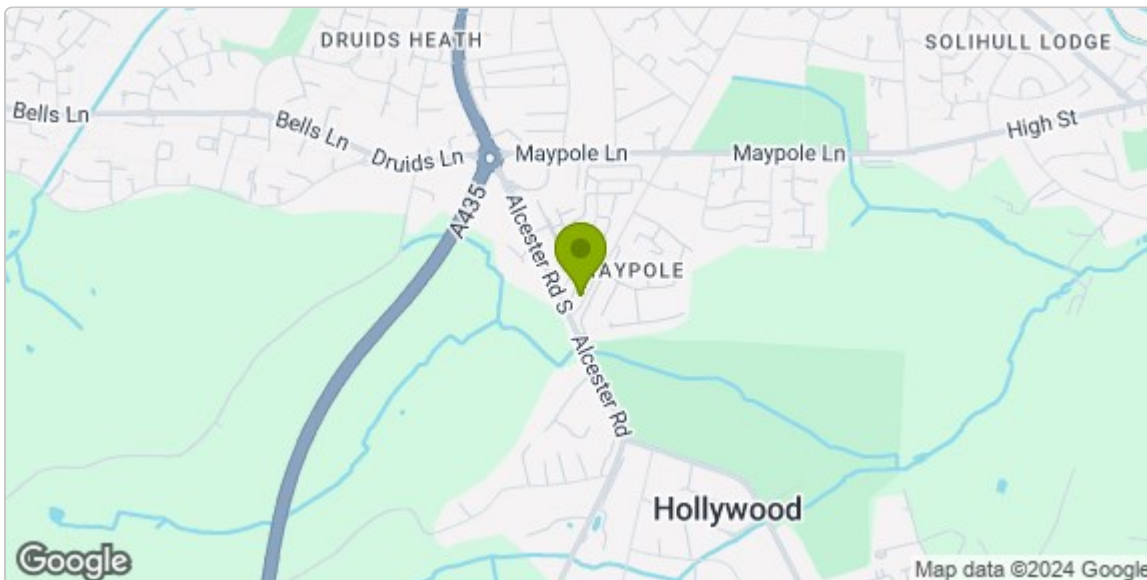
**TENURE** We are advised that the property is Freehold but as yet we have not been able to verify this.

**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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	