



melvyn
Danes
ESTATE AGENTS

Hollywood Lane

Hollywood

Offers Around £280,000

Description

An enviable location for this delightful two bedroom semi detached property refurbished by the current owners to an exceptional standard ready to move straight into, close to the local amenities of Hollywood and Wythall.

There is the benefit of local shops at nearby Drakes Cross Parade, May Lane and Hollywood Lane, and easy road access to the Alcester Road in Hollywood which in turn provides access to the M42 motorway forming the hub of the midlands motorway network..

The property is within easy access to Shirley, via Truemans Heath Lane, with its comprehensive shopping facilities and Maypole via the Alcester Road.

The nearby village of Wythall has its own railway station 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 gravel front driveway, a composite front door opens into the hallway with staircase to the first floor accommodation and door to the lounge with traditional fireplace and door to the refitted kitchen diner with integrated appliances, the side passageway gives access to the front and rear, storage cupboard and ground floor WC.

On the first floor there are two double bedrooms and a refitted bathroom.

The rear garden has a patio area leading to newly laid lawn with fencing to boundaries.



HALLWAY

LOUNGE

12'11 into box bay x 10'9 (3.94m into box bay x 3.28m)

REFITTED KITCHEN DINER

13'9 x 9'11 (4.19m x 3.02m)

GROUND FLOOR WC

SIDE PASSAGEWAY

LANDING

BEDROOM 1

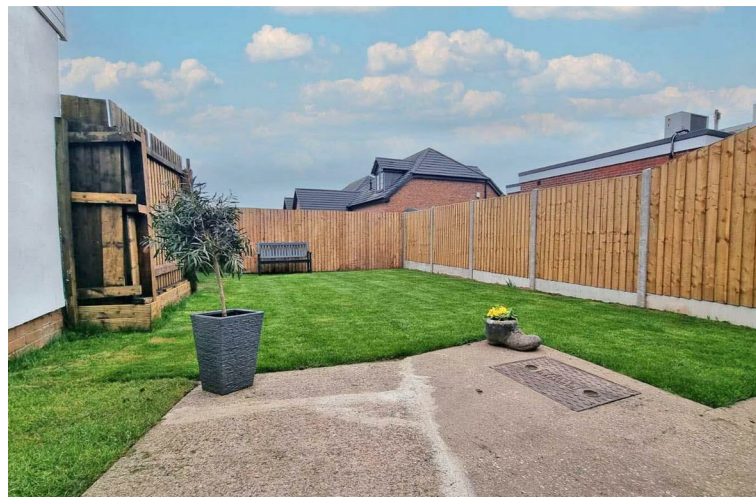
13'9 x 9'0 max (4.19m x 2.74m max)

BEDROOM 2

13'1 x 7'3 (3.99m x 2.21m)

REFITTED BATHROOM

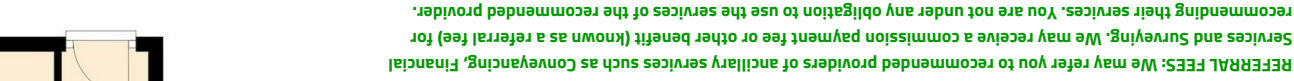
REAR GARDEN



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MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of our clients and ensure that the funds we are dealing with are not derived from illegal activities. We are required to conduct thorough checks on our clients and to keep detailed records of all transactions. We must also report any suspicious activity to the relevant authorities. This process is designed to prevent money laundering and to ensure the integrity of our financial system.

VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.



working order.

