melvyn
Danes
ESTATE AGENTS
Hollywood Lane
Hollywood
Offers Around £290,000

## Description

An enviable location for this delightfurl two bedroom semi detached property refurbished by the current owners to an exeptional 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.

## Accommodation

**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**

**TENURE: We are advised that the property is freehold.**

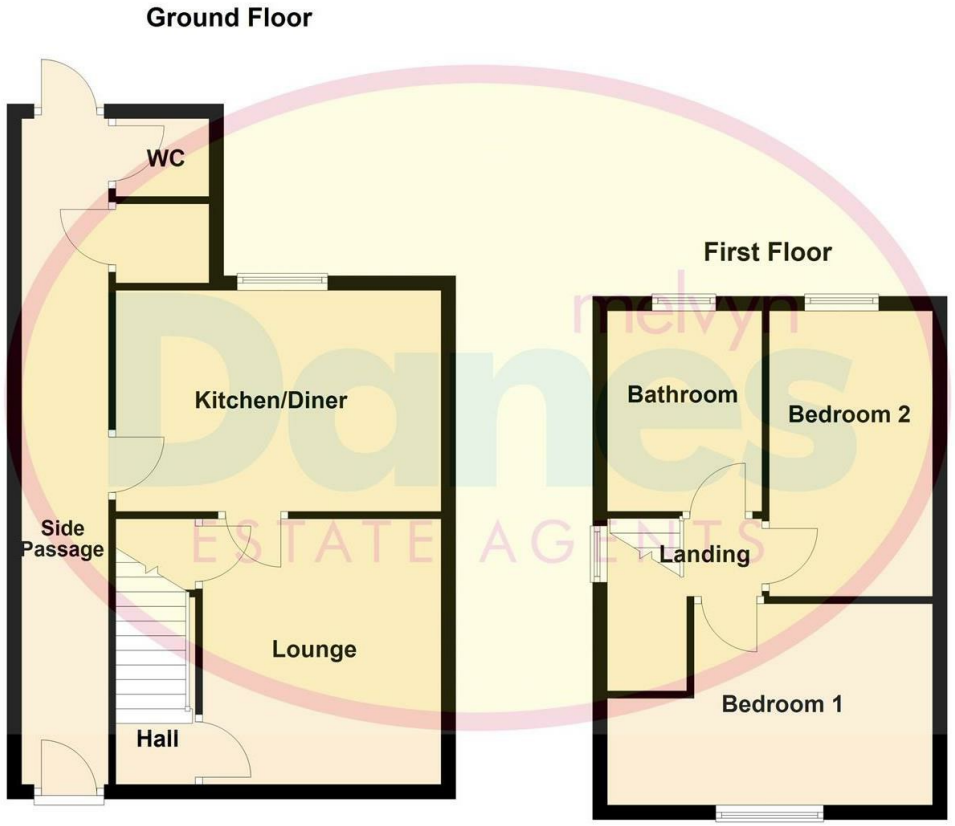
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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.

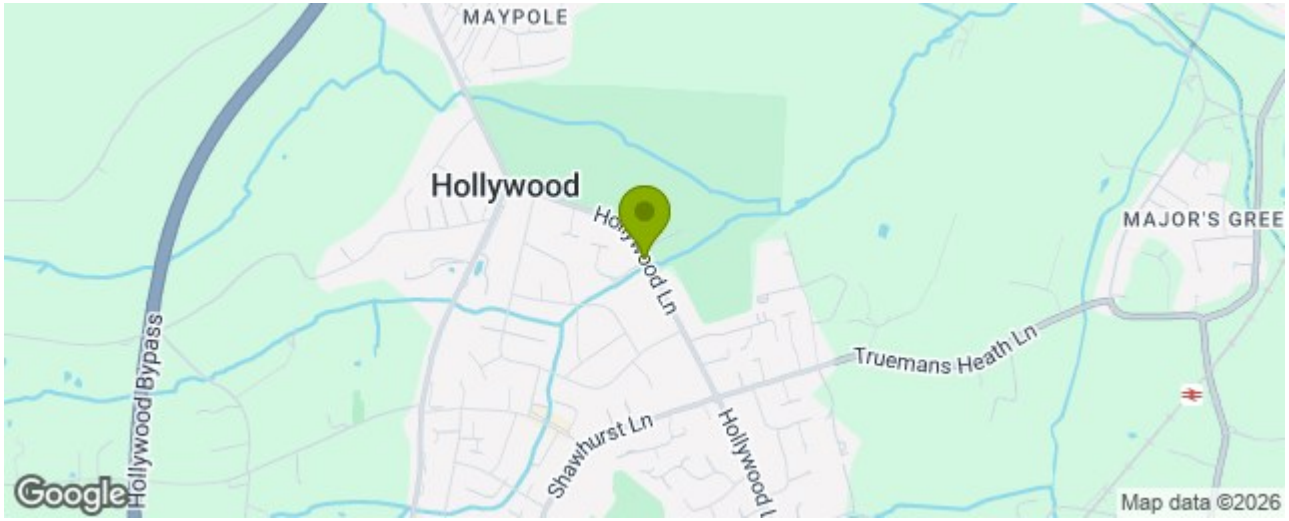
**BROADBAND/MOBILE:** Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 05/03/2026 we understand that the standard broadband download speed at the property is around 28 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around not given. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

**MONEY LAUNDERING REGULATIONS:** Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl 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.

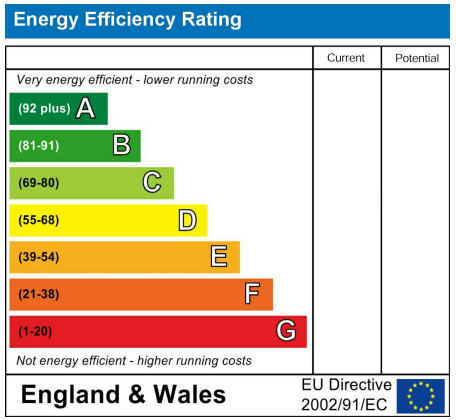
Move with Us, as the appointed selling agent, is required to conduct ID/AML and source of funds checks for the properties we sell. To date, we have absorbed the associated administrative and third party costs, however, from 1st January 2026, we will be introducing a charge to purchasers of £49 (plus VAT) a total cost of £58.80 to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice.

**REFERRAL FEES:** We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.




## 64 Hollywood Lane Hollywood Birmingham B47 5PY
## Council Tax Band: C




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.