melvyn
Danes
ESTATE AGENTS
Kenway
Hollywood
Offers Around £425,000

## Description

An ideal location for this well presented and extended semi detached property in this quiet cul de sac location road 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 concrete driveway with side lawn, a composite glazed front door opens into the hallway with staircase to the first floor accommodation and doors to the lounge and superb extended and refitted kitchen dining family room with central island and integrated appliances and doors to the utility and guest cloaks WC and windows and bi fold doors to the landscaped rear garden.

On the first floor there are three bedrooms and refitted family bathroom.

The landscaped rear garden has an extensive porcelain patio area with shaped lawn, barked play area and fencing to boundaries.

## Accommodation

ENTRANCE HALLWAY

LOUNGE
12'11 x 12'10 (3.94m x 3.91m)

SUPERB EXTENDED KITCHEN DINING FAMILY ROOM
29'2 x 17'8 max (8.89m x 5.38m max)

UTILITY

GUEST CLOAKS WC

LANDING

BEDROOM 1
13'2 x 12'1 (4.01m x 3.68m)

BEDROOM 2
11'6 x 10'2 (3.51m x 3.10m)

BEDROOM 3
7'11 x 7'8 (2.41m x 2.34m)

REFITTED FAMILY BATHROOM

LANDSCAPED REAR GARDEN

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

**BROADBAND:** We understand that the standard broadband download speed at the property is around 16 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 2000 Mbps. Data taken from checker.ofcom.org.uk on 25/09/2025. Actual service availability at the property or speeds received may be different.

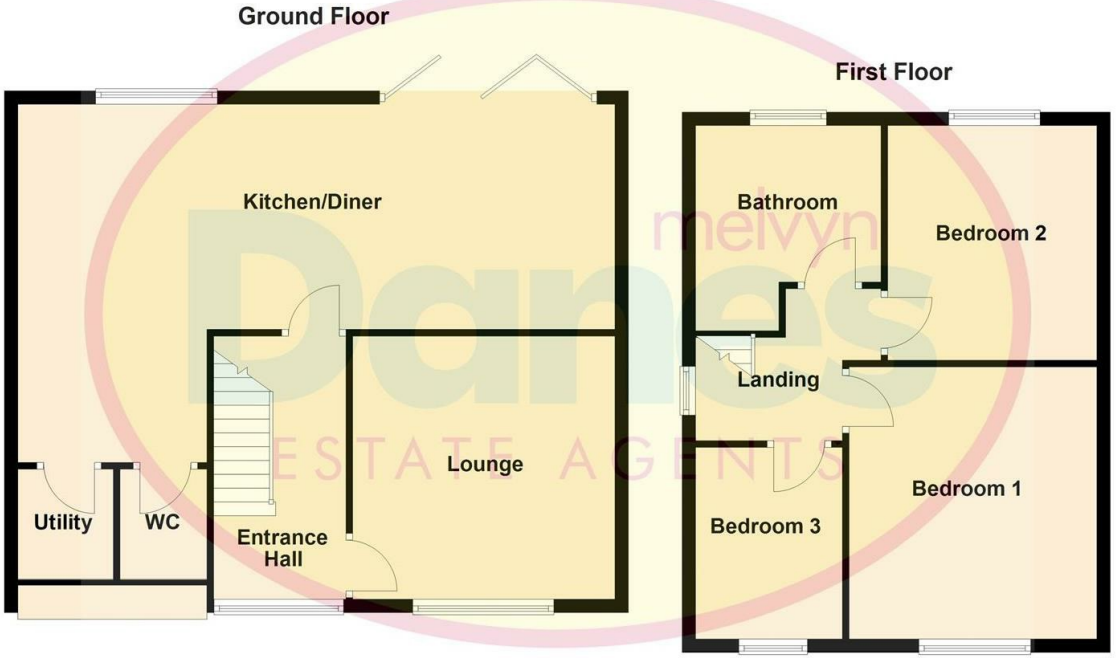
**MOBILE:** We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 25/09/2025. Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

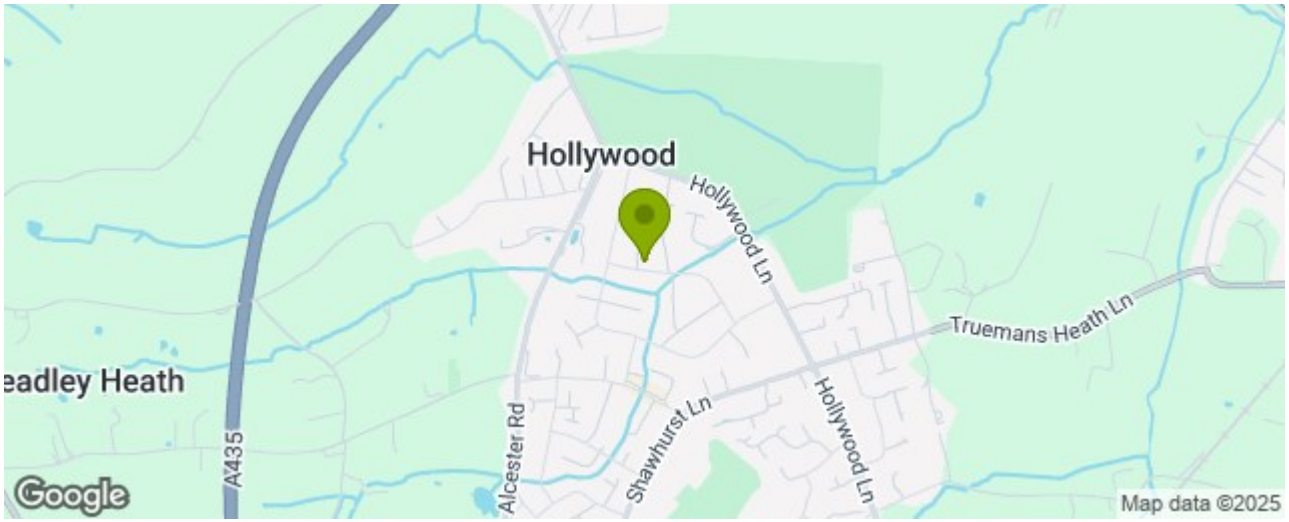
**VIEWING:** By appointment only with the office on the number below.

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.

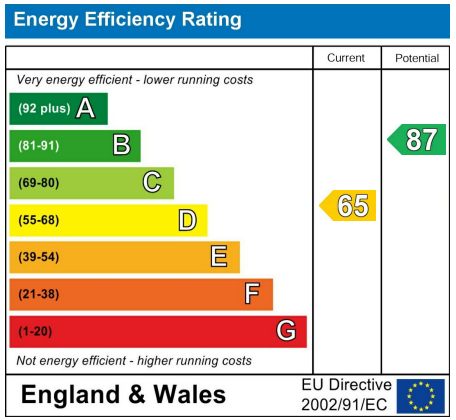
**MONEY LAUNDERING REGULATIONS:** Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed 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 a purchase administration fee of £25 inclusive of VAT to cover these checks.

**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.




## 2 Kenway Hollywood Hollywood B47 5LG
## Council Tax Band: D




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.