

# Dark Lane, Hollywood

## Offers Around £400,000

- PORCH
- LOUNGE & DINING ROOM
- UTILITY & SHOWER ROOM
- REFITTED BATHROOM
- FRONT DRIVEWAY
- RECEPTION HALLWAY
- EXTENDED BREAKFAST KITCHEN
- THREE DOUBLE BEDROOMS
- SINGLE GARAGE
- REAR GARDEN



Situated in this most popular and sought after location, this very well presented and extended traditional semi detached house is ideally situated to take advantage of the local amenities, transport and schooling in Hollywood and Wythall.

Nearby is Wythall Park offering a wide range of social, sporting and community activities on its 37 acres including cricket, football, rugby, dog training and archery and much more. The property is located close to primary schooling at Coppice infant and junior and senior schooling at Woodrush School which are both sited in Shawhurst Lane. (Education facilities are subject to confirmation from the Education Department). There is easy access to the Alcester Road which in turn provides access to the M42 motorway and beyond forming the hub of the midlands motorway networks.

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, Shirley and Redditch.

Local convenience stores and other retailers can be found close by on the Alcester Road at Drakes Cross and up to the Maypole where one will find Sainsbury's and other retail outlets.

An ideal location for this charming family home which is set back from the road behind a front block edged driveway with brick retainer wall to the roadside. A composite front door opens to the

### **PORCH ENTRANCE**

Having courtesy door to the garage and door opening to the

### **RECEPTION HALLWAY**

Having ceiling light point, central heating radiator, understairs storage cupboard, staircase rising to the first floor accommodation and doors opening to lounge, dining room and kitchen

### **LOUNGE**

**14'2" into bay x 11'2" max (4.32m into bay x 3.40m max)**



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

### **DINING ROOM**

**13'5" x 10'5" (4.09m x 3.18m)**

Having UPVC double glazed double opening french style doors to the rear garden, ceiling light point, central heating radiator and coved cornicing to the ceiling

### **EXTENDED & REFITTED BREAKFAST KITCHEN**

**16'0" (11'0" min) x 14'9" max (6'4" min) (4.88m (3.35m min) x 4.50m max (1.93m min))**



Having UPVC double glazed window and double opening french style doors to the rear garden, two 'Velux' style rooflights, central heating radiator, recessed ceiling spotlights, doors to the utility and shower room and being fitted with a comprehensive range of modern wall and base mounted storage units with 'Corian' work surfaces over incorporating undermounted 1.5 bowl sink and drainer with mixer tap, integrated electric oven with 5 burner gas hob and extractor canopy over, integrated dishwasher, fridge and freezer



### **UTILITY ROOM**

**7'3" x 4'0" (2.21m x 1.22m)**

Having UPVC double glazed window to the side, ceiling light point, base level storage units with work surfaces over, space and plumbing for washing machine and additional appliance space

### **GROUND FLOOR SHOWER ROOM**

Having ceiling light point, heated towel rail, corner shower cubicle, pedestal wash hand basin and low level WC



## LANDING

Having UPVC double glazed window to the side, ceiling light point, doors off to three bedrooms and bathroom and drop down hatch with ladder leading to a part boarded loft space

## BEDROOM ONE

**14'6" into bay x 11'1" max (4.42m into bay x 3.38m max)**



Having UPVC double glazed bay window to the front, coved cornicing to the ceiling, ceiling light point, central heating radiator and built in wardrobes providing hanging rail, shelf and drawer storage

## BEDROOM TWO

**10'11" x 10'5" (3.33m x 3.18m)**

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

## BEDROOM THREE

**10'10" x 9'0" max (3.30m x 2.74m max)**

Having UPVC double glazed window to the front, ceiling light point, central heating radiator and door opening to the walk in wardrobe

## REFITTED FAMILY BATHROOM



Having UPVC double glazed window to the rear, ceiling light point, heated towel rail, panelled bath with shower over and glazed screen, vanity unit with concealed cistern WC and wash hand basin, complementary wall tiling

## GARAGE

**13'0" x 7'8" (3.96m x 2.34m)**

Having double opening doors to the front driveway, light, power and boiler with pressurised hot water cylinder

## REAR GARDEN

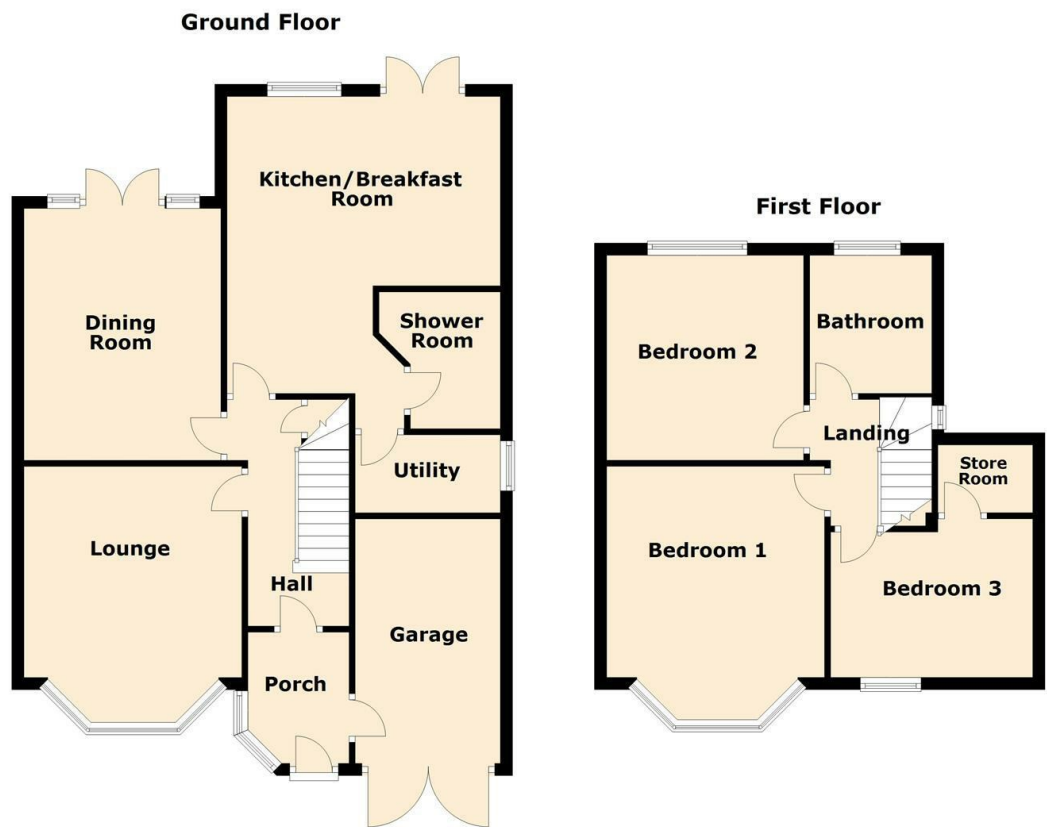


Having raised decked patio area leading to large lawn beyond, fencing to boundaries and large timber store



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.



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TENURE

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

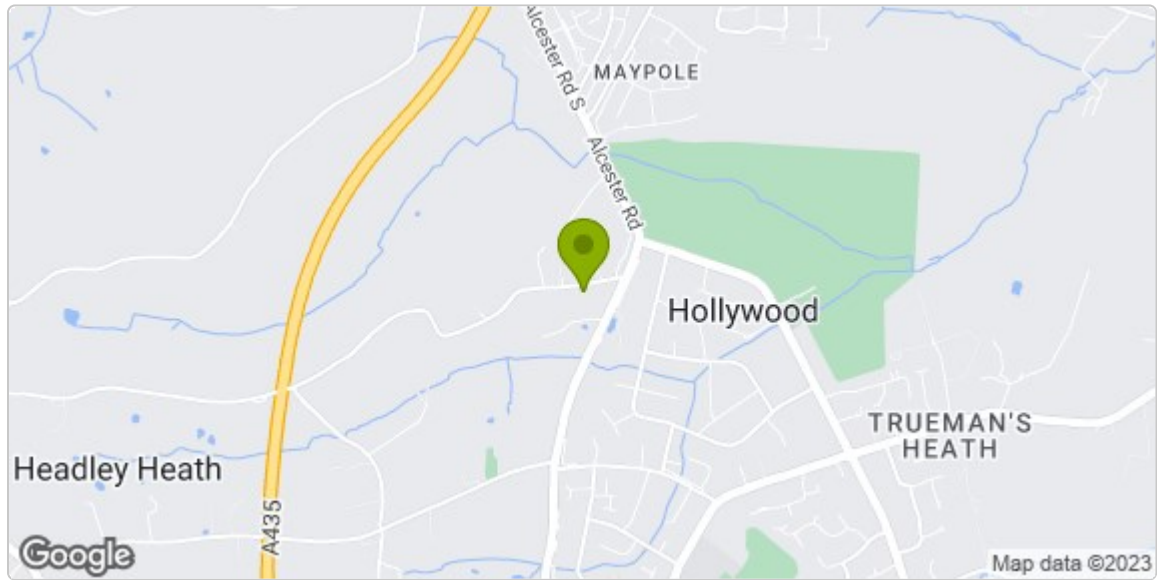
PLANNING PERMISSION AND BUILDING REGULATIONS

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.



Full Postal Address:  
7 Dark Lane Hollywood B47  
5BS

Council Tax Band: D

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 86        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 65                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |