



melvyn  
**Danes**  
ESTATE AGENTS



Falstaff Avenue

Hollywood

Offers Around £399,950

## Description

An ideal location for this very well presented and extended link detached property close to the local amenities of Hollywood and Wythall.

Local schooling can be found within walking distance at Coppice Primary school and Woodrush Academy on nearby Shawhurst Lane. Education facilities are subject to confirmation from the Education Department.

There is the benefit of local shops on May Lane, Drakes Cross parade and Alcester Road in Hollywood. The property is just a few minutes drive or by bus to Shirley along Truemans Heath Lane and one can continue back through Hollywood to Sainsbury's at the Maypole island, which also provides access 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 midlands motorway network.

There are railway stations close by in Wythall and Whitlocks End offering commuter services between Birmingham and Stratford upon Avon, and local bus services provide access to the City of Birmingham, Redditch and the surrounding suburbs.

Set back from the road via a block paved front driveway, a UPVC front door opens into the entrance hallway with stairs to the first floor accommodation and door into the lounge diner with doors to the conservatory and modern refitted kitchen with with integrated appliances and breakfast bar, there are doors to the garage and utility with guest cloaks wc off and further door to the conservatory.

On the first floor there are three bedrooms and a refitted shower room.

The delightful rear garden has a paved patio area leading to lawn with further paved patio timber lodge/summerhouse and store, hedges to boundaries and a private mature outlook.



**Accommodation**

**ENTRANCE HALLWAY**

**LOUNGE DINER**

25'10" x 11'8 max (7.87m" x 3.56m max)

**REFITTED BREAKFAST KITCHEN**

15'10 x 9'11 (4.83m x 3.02m)

**UTILITY**

**GUEST CLOAKS WC**

**CONSERVATORY**

**LANDING**

**BEDROOM 1**

14'6 x 9'4 (4.42m x 2.84m)

**BEDROOM 2**

10'9 x 8'11 (3.28m x 2.72m)

**BEDROOM 3**

8'1 x 6'3 (2.46m x 1.91m)

**REFITTED SHOWER ROOM**

**SIDE GARAGE**

17'0 x 8'10 (5.18m x 2.69m)

**LANDSCAPED REAR GARDEN WITH SUMMERHOUSE**



TENURE: We are advised that the property is freehold.

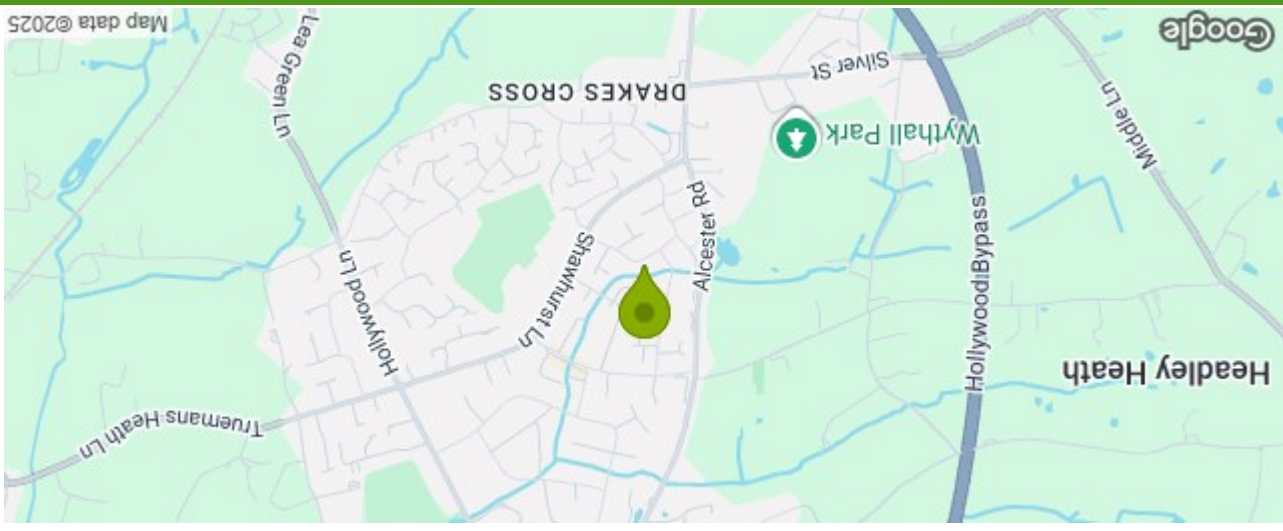
BROADBAND: We understand that the standard broadband download speed at the property is around 13Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Data taken from checker.ofcom.org.uk on 11/06/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is has limited mobile coverage (data taken from checker.ofcom.org.uk on 11/06/2025). 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.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: 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 intending purchasers, we may use approved external services which review publicly available information on companies and individuals. 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. 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 the sale.



### 34 Falstaff Avenue Hollywood Hollywood B47 5EP Council Tax Band: E

Energy Efficiency Rating	
Potential	76
Current	70

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

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.