



# Hazel Drive, Hollywood

## Offers Around £450,000

- ENTRANCE HALLWAY
- STUNNING LOUNGE
- ORANGERY
- MASTER BEDROOM WITH REFITTED EN SUITE
- REFITTED BATHROOM
- GUEST CLOAKS WC
- EXTENDED & REFITTED BESPOKE KITCHEN DINER
- UTILITY
- TWO FURTHER FITTED BEDROOMS
- SIDE GARAGE, REAR GARDEN & FRONT DRIVEWAY

Situated within this most highly regarded Hollywood Grange development this completely refurbished three bedroom detached property built by Barratt Homes offers show home standard accommodation.

The development itself is of local high regard and contains a variety of executive detached properties constructed in the late 1980's and early 1990's by a variety of house builders.

There is local primary schooling at Coppice Primary school and Woodrush Senior School. Education facilities are subject to confirmation from the Education Department. There is the benefit of local shops at nearby Drakes Cross Parade and easy road access to the Alcester Road in Hollywood which in turn provides access to the M42 motorway and beyond.

The property is situated with easy access 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 national motorway network.

There are railway stations nearby at Wythall and Whitlocks End 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 block edged tarmac driveway with lawned fore garden, a composite front door opens into the

### ENTRANCE HALLWAY

Having staircase rising to the first floor accommodation, recessed ceiling spot lights, central heating radiator, Amtico flooring and doors to the lounge, extended kitchen and

### GUEST CLOAKS WC

Having low level WC, wash hand basin in vanity unit, recessed ceiling spot lights, heated towel rail and Amtico flooring

### LOUNGE

**15'3 into bay x 11'3 (4.65m into bay x 3.43m)**



Having UPVC double glazed bay window to the front, ceiling light point, four wall light points, central heating radiator and modern inset feature electric wall fire

### EXTENDED KITCHEN

**17'10 x 9'4 (5.44m x 2.84m)**



Having a bespoke refitted kitchen to include wall, drawer and base units with marble worksurfaces over incorporating inset Belfast ceramic sink with mixer tap, integrated induction hob with extractor over, eye level double oven and dishwasher, large dining island with feature lighting over, recessed ceiling spot lights, central heating radiator, Amtico flooring, UPVC double glazed windows to the rear and open access into the utility and

### ORANGERY

**10'7 x 8'11 (3.23m x 2.72m)**



Having vaulted ceiling with recessed spot lights and Velux windows, UPVC double glazed doors and window to the rear garden

### UTILITY

Having wall and base units with marble work surfaces over, space for American fridge freezer, recessed ceiling spot lights, central heating radiator, UPVC double glazed window and door to the rear garden and courtesy door to the garage

### LANDING

Having recessed ceiling spot lights, loft access and door to three bedrooms and refitted bathroom



### MASTER BEDROOM

**11'9 into door recess x 10'7 (3.58m into door recess x 3.23m)**



Having UPVC double glazed window to the front, recessed ceiling spot lights, central heating radiator, built in wardrobe and door into the

### REFITTED EN SUITE

Having shower enclosure, low level WC, wash hand basin in vanity unit, recessed ceiling spot lights, heated towel rail, ceramic wall and floor tiles and UPVC double glazed window to the side

### BEDROOM TWO

**11'9 into door recess x 9'6 (3.58m into door recess x 2.90m)**

Having UPVC double glazed window to the rear, recessed ceiling spot lights, central heating radiator and built in wardrobe

### BEDROOM THREE

**8'8 into window recess x 7'8 (2.64m into window recess x 2.34m)**

Having UPVC double glazed window to the front, recessed ceiling spot lights, central heating radiator, built in wardrobes with matching dressing table

### REFITTED BATHROOM



Having UPVC double glazed window to the rear, recessed ceiling spot lights, heated towel rail, panelled bath with glazed screen and shower over, wash hand basin in vanity unit, low level WC and ceramic wall and floor tiles

### SIDE GARAGE

**17'9 x 7'9 (5.41m x 2.36m)**

Having wall and base units with work surfaces over, space and plumbing for washing machine and tumble dryer, light and power, courtesy door to the utility and electric roller shutter door to the front

### REAR GARDEN

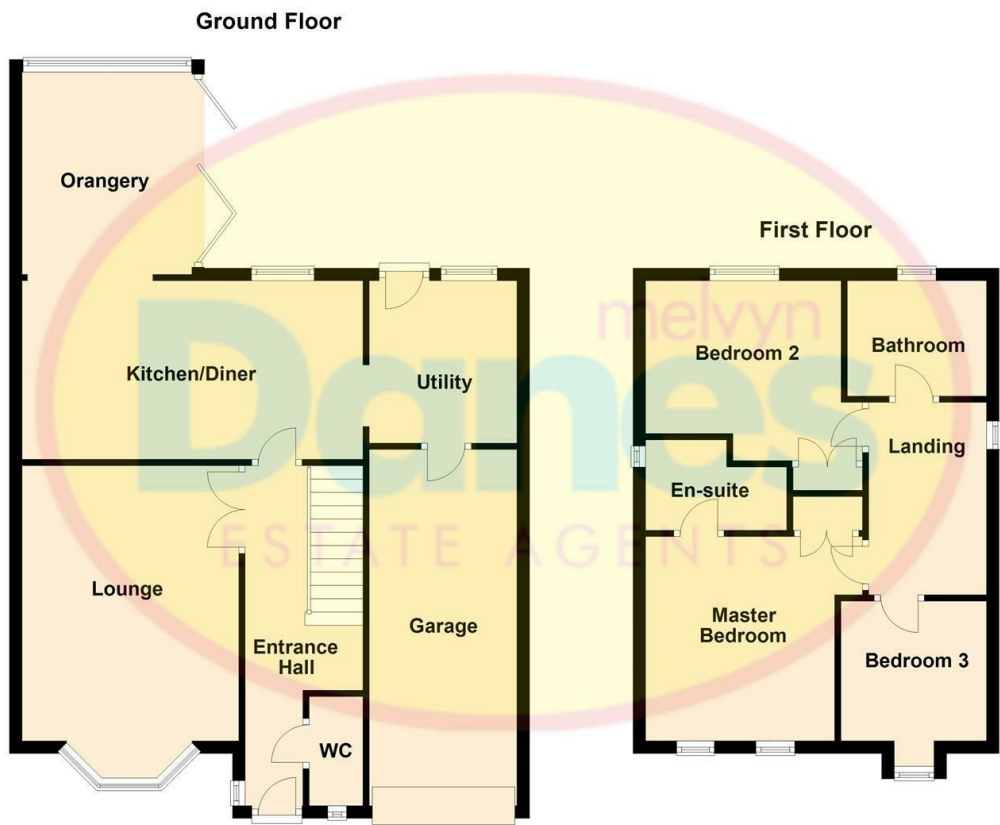


Having paved patio leading to lawn with flower and shrub borders, gated side access, monkey puzzle tree and fencing to boundaries



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.



COUNCIL TAX BAND - E

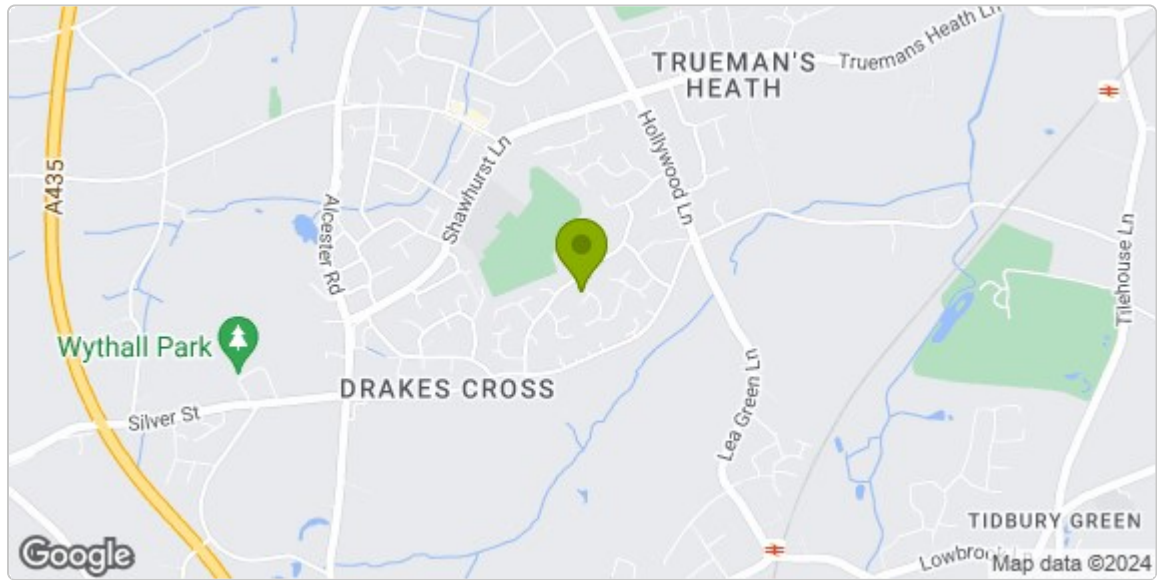
TENURE We are advised that the property is Freehold but as yet we have not been able to verify this.

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.

PROPERTY TO SELL? If in order to purchase this property should you wish to sell your existing home, please do not hesitate to contact Pat Gilbert on 01564 826555 who would be pleased to discuss its current market value, our fees and services with you.



Full Postal Address:  
2 Hazel Drive Hollywood B47 5RJ

Council Tax Band: E

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