



melvyn
Danes
ESTATE AGENTS

Shawhurst Lane

Hollywood

Offers Around £325,000

Description

An ideal location for this two bedroom detached house close to the local amenities of Hollywood and Wythall.

Local schooling can be found within walking distance at Coppice Primary school and Woodrush Senior School 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.



Accommodation

Set back from the road via a tarmacadam driveway leading to a large canopy porch, a part glazed door opens into the entrance hallway, with doors off to the ground floor WC, kitchen and open access into the large, bright lounge diner.

A turned staircase leads to the first floor landing with doors off to two large double bedrooms and a bathroom.

There is a garage and mature, well tended rear garden with paved patio area, shaped lawn and flower and shrub borders with gated side access.



CANOPY PORCH

HALLWAY

GUEST CLOAKS WC

KITCHEN

12'11 x 7'11 (3.94m x 2.41m)

LARGE LOUNGE DINER

24'10 max x 19'10 max (7.57m max x 6.05m max)

LANDING

BEDROOM 1

12'10 x 11'8 (3.91m x 3.56m)

BEDROOM 2

13'9 x 12'9 max (4.19m x 3.89m max)

BATHROOM

GARAGE

16'7 x 8'0 (5.05m x 2.44m)

WELL TENDED REAR GARDEN

TENURE: We are advised that the property is freehold.

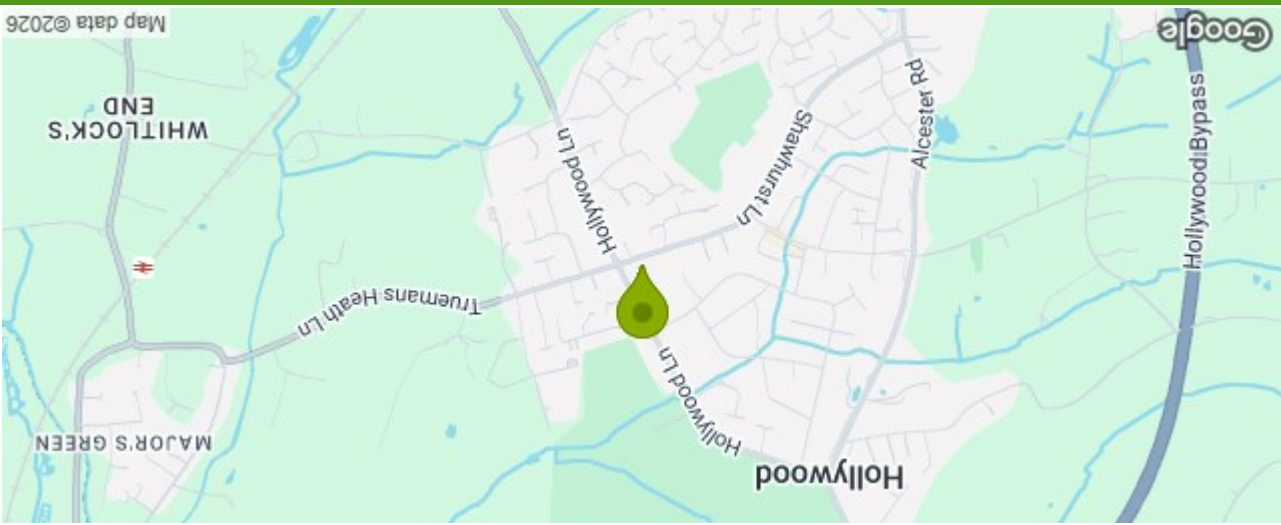
BROADBAND: We understand that the standard broadband download speed at the property is around 15Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Data taken from checker.ofcom.org.uk on 01/04/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have mobile coverage (data taken from checker.ofcom.org.uk on 01/04/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

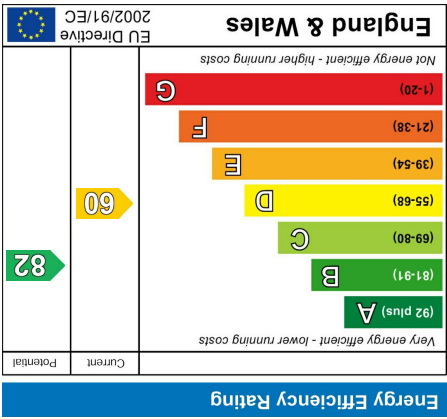
VIEWING: By appointment only with the office on the number below.

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199 Shawhurst Lane Hollywood B47 5JR
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.