melvyn Danes ESTATE AGENTS

Oak Tree Lane

Hollywood

Offers In Excess Of £700,000

Description

Situated on the most highly regarded Hollywood Grange development this four double bedroom executive home built by Messrs Bovis offering generous and modern family accommodation close to the local amenities of Wythall and Hollywood and has been refurbished and extended to the highest of standards by the current owners.

There are well regarded primary schools at Meadow Green in Wythall and Coppice in Hollywood, with Woodrush Academy on Shawhurst Lane. Education facilities are subject to confirmation from the Education Department. There is the benefit of local shops at Drakes Cross Parade and easy road access to the Alcester Road in Hollywood which in turn provides access to the M42 motorway and beyond forming the hub of the midlands motorway network.

The property is situated within 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. 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, Redditch and Solihull.

Set back from the road via a tarmacadam driveway with lawned foregarden, a UPVC double glazed door opens into the porch with further door into the hallway with oak doors into the study, lounge with Inglenook and superb extended kitchen dining family room with underfloor heating and double bi fold doors to the landscaped rear garden.

On the first floor landing with loft access and doors to the master bedroom with en suite, three further double bedrooms and modern bathroom.

The rear garden is landscaped with a porcelain patio leading to artificial lawn with rasied modern planters, timber gazebo with outdoor dining and cooking area, fencing to boundaries and gated side access.

Accommodation

PORCH

HALLWAY

GUEST CLOAKS WC

STUDY
10'1 x 7'11 (3.07m x 2.41m)

LOUNGE WITH INGLENOOK
19'3 into bay x 14'8 into inglenook
(5.87m into bay x 4.47m into inglenook)

EXTENDED KITCHEN DINING FAMILY ROOM
36'1 x 22'8 (11.00m x 6.91m)

UTILITY

LANDING

MASTER BEDROOM
15'4 x 12'0 (4.67m x 3.66m)

EN SUITE

BEDROOM 2
14'4 inot box bay s 13'1 (4.37m inot box bay s 3.99m)

BEDROOM 3
13'1 x 10'1 (3.99m x 3.07m)

BEDROOM 4
12'0 x 10'6 (3.66m x 3.20m)

MODERN BATHROOM

SIDE GARAGE
18'0 x 8'7 (5.49m x 2.62m)

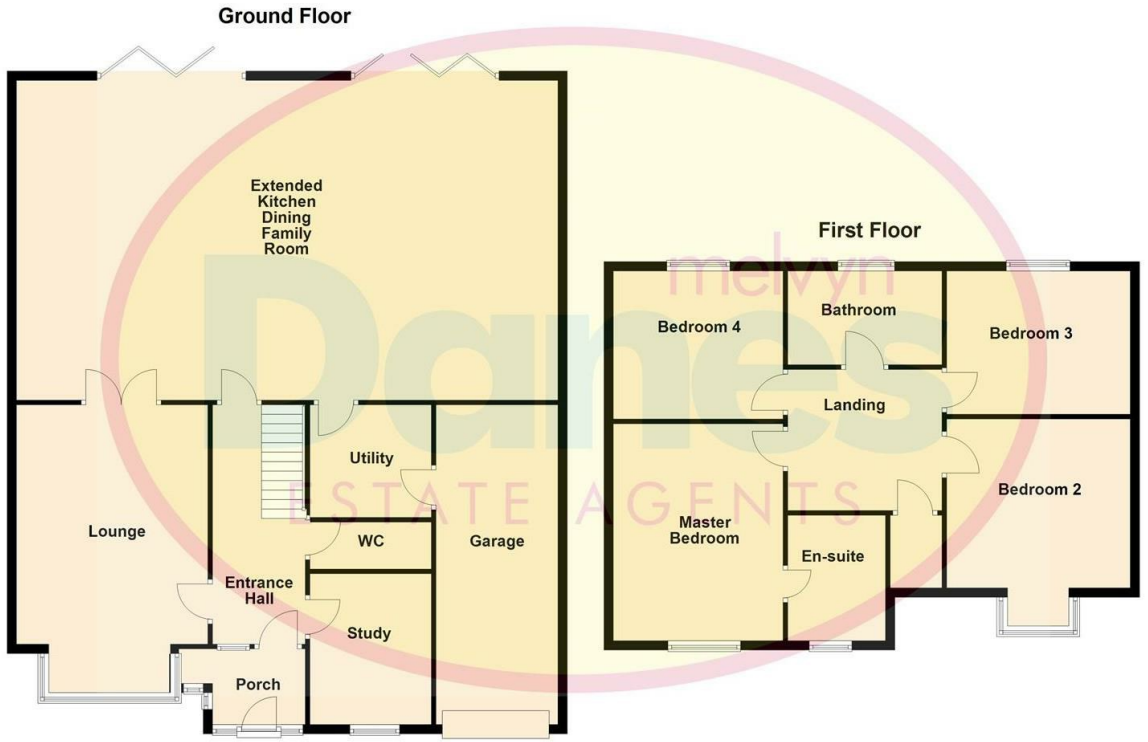
TENURE: We are advised that the property is freehold.

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.

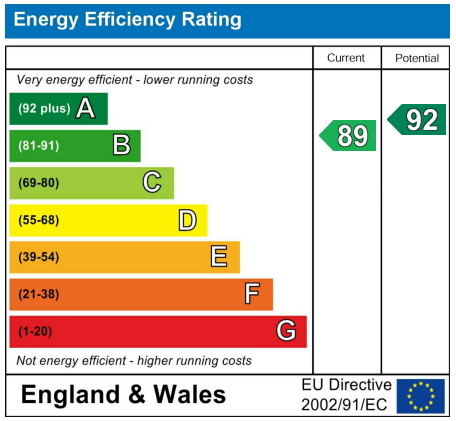
BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 21/05/2026 we understand that the standard broadband download speed at the property is around 7 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 2000. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

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 an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

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.



6 Oak Tree Lane Hollywood Hollywood B47 5RH
Council Tax Band: G



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.