
melvyn
Danes
ESTATE AGENTS
Laburnum Close
Hollywood
Offers Around £375,000

Description

Situated in this pleasant cul de sac location on the popular Hollywood Grange Development, close to a wealth of local amenities.

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.

A most convenient location therefore for this modern Barratt built semi detached property which is set back from the road behind a lawned foregarden flanked by a tarmacadam driveway which leads in turn to a UPVC double glazed door opening into the porch with doors to the guest cloaks WC and lounge with open access to the dining room and door to the modern kitchen with courtesy door to the garage.

The first floor landing has doors to three bedrooms, modern bathroom and airing cupboard.

The rear garden has a decked patio leading to lawn, fencing to boudaries and courtesy door to the garage.













Accommodation

PORCH

GUEST CLOAKS WC

LOUNGE
15'9 max x 13'10 (4.80m max x 4.22m)

DINING ROOM
9'10 x 7'6 (3.00m x 2.29m)

MODERN KITCHEN
9'10 x 8'3 (3.00m x 2.51m)

LANDING

BEDROOM 1
12'3 x 9'3 (3.73m x 2.82m)

BEDROOM 2
11'1 x 9'3 (3.38m x 2.82m)

BEDROOM 3
7'3 x 6'3 (2.21m x 1.91m)

MODERN BATHROOM

SIDE GARAGE

REAR GARDEN

FRONT DRIVEWAY













TENURE: We are advised that the property is Freehold

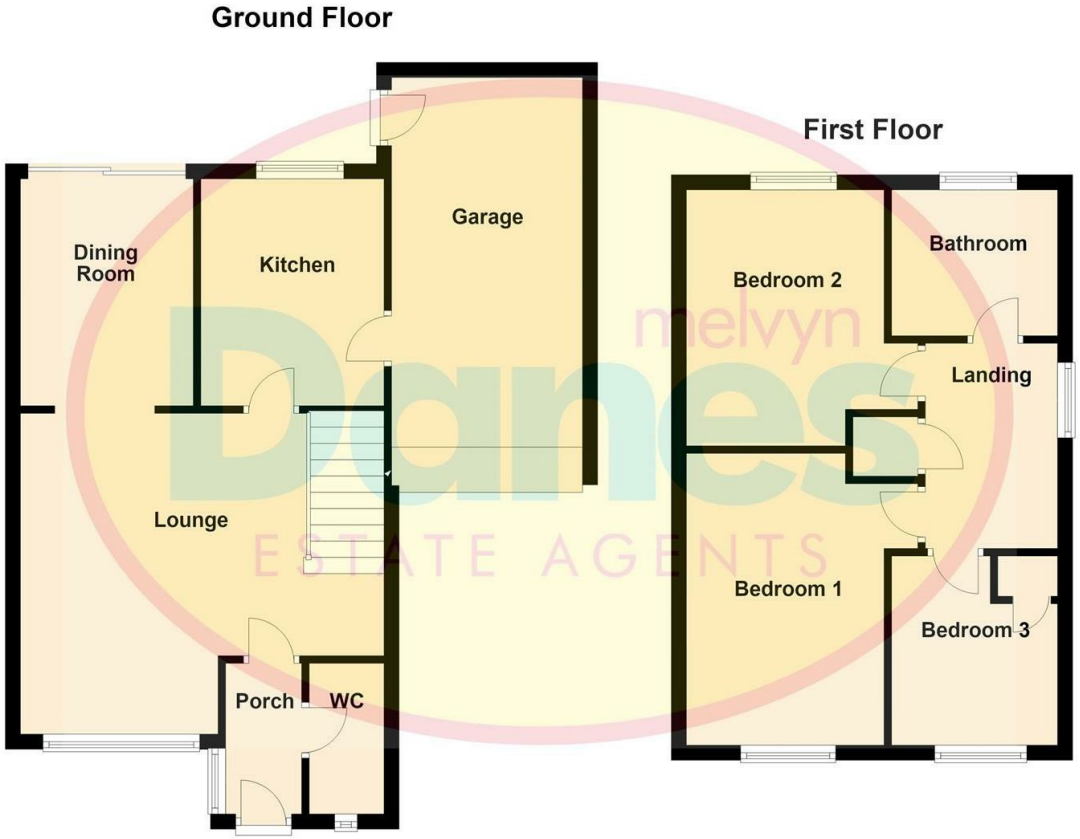
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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.

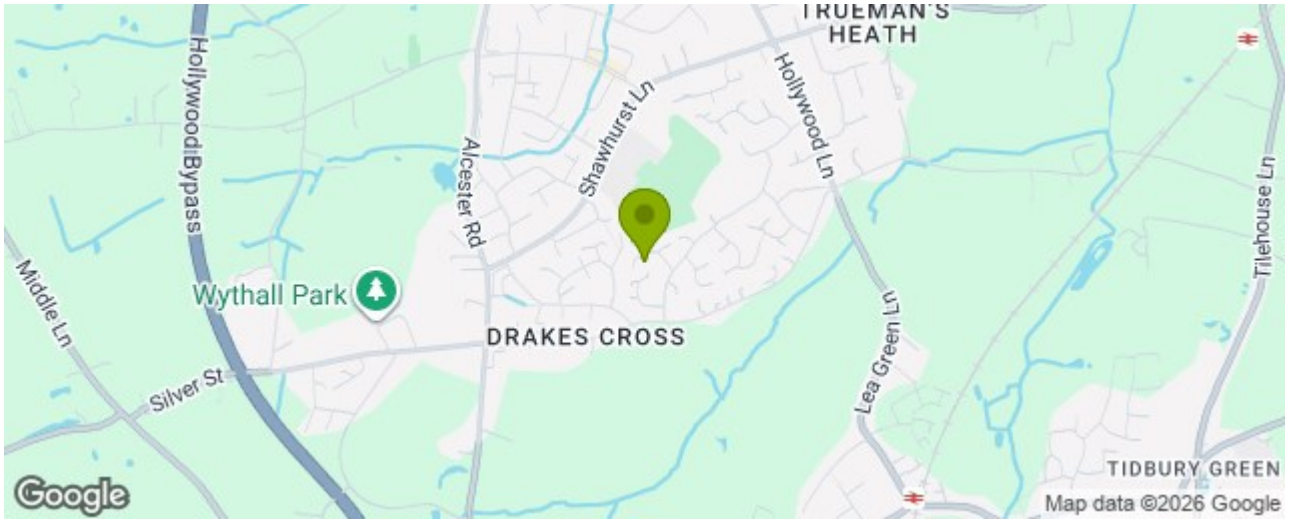
BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 24/11/2026 we understand that the standard broadband download speed at the property is around 14 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 10,000 Mbps. 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.

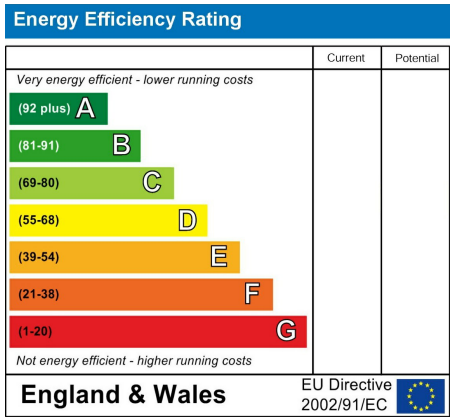
Please advise all parties making an offer that, should their offer be accepted, this non-refundable charge will be payable and taken by phone as part of our purchaser compliance call before a memorandum of sale can be issued. A copy of the completed purchaser CDD documentation can be provided upon request, should you require it for your own compliance records.

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.





11 Laburnum Close Hollywood Hollywood B47 5QW
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.