



melvyn
Danes
ESTATE AGENTS

Pearmans Croft

Hollywood

Offers Around £325,000

Description

Situated in this most pleasant cul-de-sac location just off Falstaff Avenue in Hollywood, this modern semi detached house is ideally situated to take advantage of the amenities of nearby Drakes Cross Parade of shops. The property is located close to primary schooling and senior schooling at Woodrush Senior School which is sited in Shawhurst Lane. (Education facilities are subject to confirmation from the Education Department). There is 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 with its comprehensive shopping facilities and along Hollywood Lane and Alcester Road back to Sainsbury's at the Maypole.

The nearby village of Wythall has its own railway station offering commuter services between Birmingham and Stratford upon Avon, and local bus services provide access to the City of Birmingham.

The property is set back from the road behind a front block paved driveway with gated side access and UPVC door opens into the porch with further door into the lounge with stairs to the first floor accommodation, patio doors to the garden and open access to the dining area with doorway into the extended kitchen diner.

On the first floor landing there are doors to three bedrooms and family bathroom.

The integral garage has a courtesy door from the dining area and the rear garden has a paved patio leading to artificial lawn with fencing to boundaries and gated side access.



Accommodation

PORCH

LOUNGE

14'7 x 9'5 (4.45m x 2.87m)

DINING AREA

11'11 x 7'5 (3.63m x 2.26m)

EXTENDED KITCHEN

11'9 x 6'8 (3.58m x 2.03m)

LANDING

BEDROOM 1

11'7 x 11'5 (3.53m x 3.48m)

BEDROOM 2

11'9 x 8'5 (3.58m x 2.57m)

BEDROOM 3

11'7 x 6'6 (3.53m x 1.98m)

BATHROOM

INTEGRAL GARAGE

16'5 x 8'5 (5.00m x 2.57m)

REAR GARDEN



TENURE: We are advised that the property is freehold.

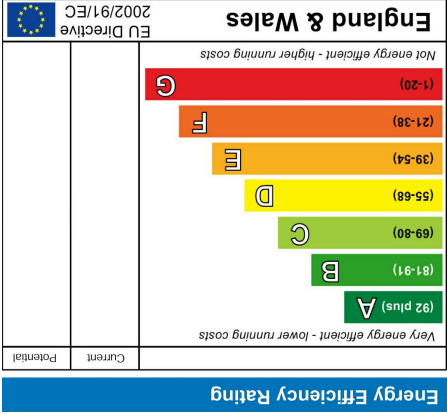
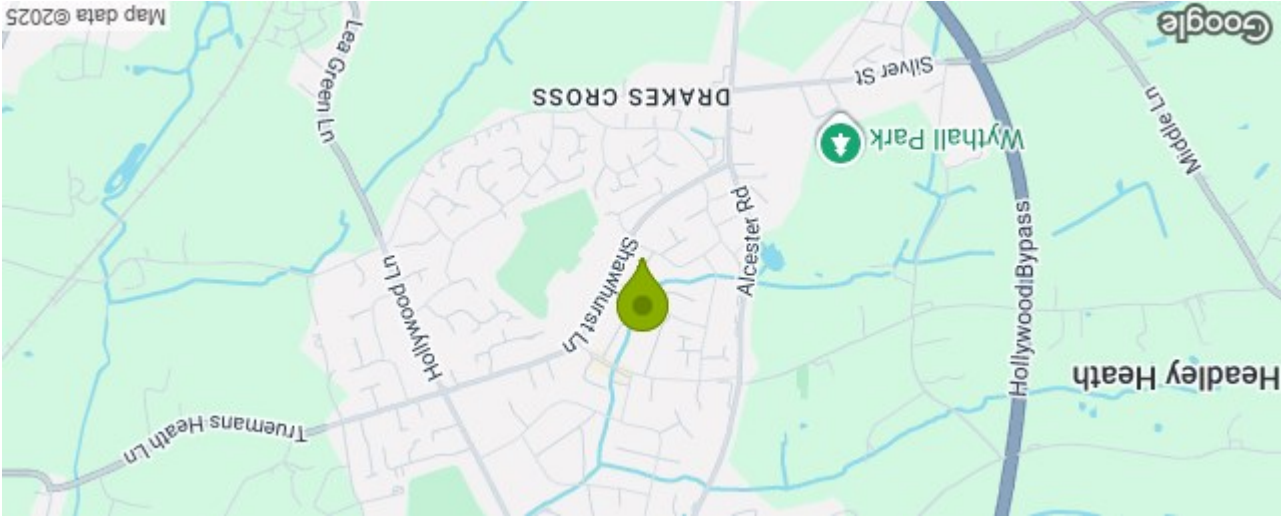
BROADBAND: We understand that the standard broadband download speed at the property is around 1 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 2000 Mbps. Data taken from checker.ofcom.org.uk on 19/11/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 19/11/2025. Please note that actual services available may be different depending on the particular circumstances, precise location and network outages. VIEWINGS: By appointment only with the office on the number below.

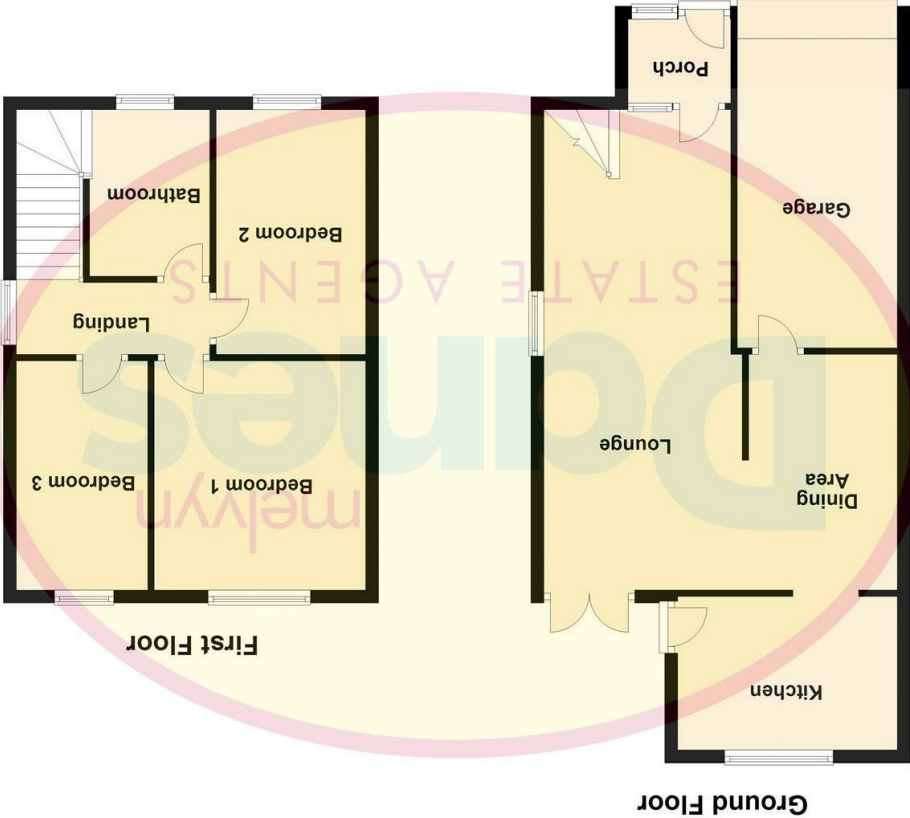
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MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from 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 a purchase administration fee of £25 inclusive of VAT to cover these checks.

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.



1 Pearmans Croft Hollywood Birmingham B47 5ER
Council Tax Band: C



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