




melvyn
Danes
ESTATE AGENTS



Douglas Road
Hollywood
Offers Around £375,000

Description

An ideal location for this extended semi detached property offering generous family accommodation in this popular road close to the local amenities of Hollywood and Wythall.

There is the benefit of local shops at nearby Drakes Cross Parade and Hollywood Lane, and easy road access to the Alcester Road in Hollywood which in turn provides access to the M42 motorway forming the hub of the midlands motorway network..

The property is within easy access to Shirley, via Truemans Heath Lane, with its comprehensive shopping facilities and Maypole via the Alcester Road.

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.

Set back from the road via a block paved driveway with lawn, a UPVC double glazed front door opens into the porch and further door into the hallway with turned staircase to the first floor accommodation and doors to the guest cloaks WC, extended lounge diner and extended kitchen diner with door into the garden room and onto the rear garden.

On the first floor there are three generous double bedrooms and family bathroom and separate WC.

The mature rear garden has a patio area with gazedo over leading to lawn with fencing to boundaries and gated side access.



Accommodation

PORCH

HALLWAY

GUEST CLOAKS WC

EXTENDED LOUNGE DINER

25'2 max x 11'0 max (7.67m max x 3.35m max)

EXTENDED KITCHEN

14'7 x 8'7 (4.45m x 2.62m)

GARDEN ROOM

LANDING

BEDROOM 1

14'0 x 10'11 max (4.27m x 3.33m max)

BEDROOM 2

12'0 x 7'11 (3.66m x 2.41m)

BEDROOM 3

10'11 x 6'11 (3.33m x 2.11m)

BATHROOM

SEPARATE WC

GARAGE

14'8 x 8'2 (4.47m x 2.49m)

LARGE REAR GARDEN



TENURE: We are advised that the property is freehold.

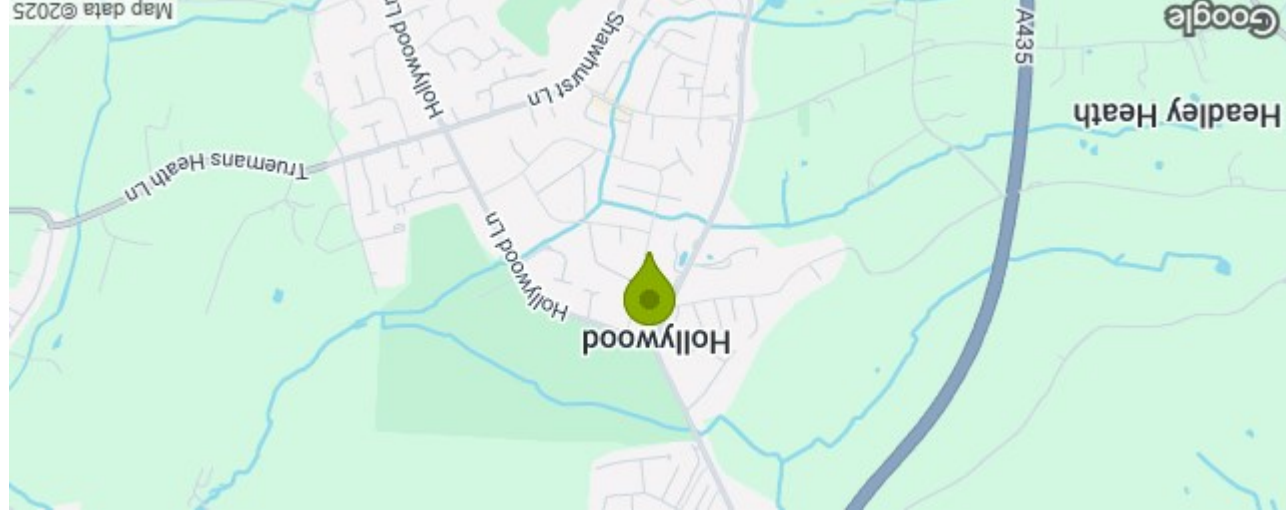
BROADBAND: We understand that the standard broadband download speed at the property is around 16 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 2000 Mbps. Data taken from checker.ofcom.org.uk on 17/09/2025. 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 17/09/2025. 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.

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.

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.



46 Douglas Road Hollywood B47 5JZ
Council Tax Band: D

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

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.

