



# Chesterwood, Hollywood

## Offers Around £325,000

- HALLWAY
- DINING ROOM
- KITCHEN
- BATHROOM
- FRONT DRIVEWAY & REAR GARDEN
- LOUNGE
- CONSERVATORY
- THREE BEDROOMS
- SIDE GARAGE
- NO UPWARD CHAIN

An ideally located modern link detached house in this popular and convenient cul de sac in Hollywood close to all the local amenities of Hollywood and Wythall.

The property is close to primary schooling at Coppice infant and junior and senior schooling at Woodrush Academy which are both sited within the road itself. (Education facilities are subject to confirmation from the Education Department).

There are local shops at both Drakes Cross and May Lane, a medical centre, library and easy road access via the Alcester Road to the M42 motorway and beyond forming the hub of the midlands motorway network.

The neighboring village of Wythall has its own railway station as well as nearby Whitlocks End offering commuter services between Birmingham and Stratford Upon Avon, local bus services provide access to Redditch, Birmingham, Shirley and Solihull Town Centres with their excellent retail, entertainment and hostelryes.

Set back from the road via a block paved driveway with side lawn leading to a UPVC double glazed door opening into the

### **HALLWAY**

Having stairs rising to first floor accommodation, ceiling light point, central heating radiator and door into the

### **LOUNGE**

**15'6 x 12'8 max (4.72m x 3.86m max)**



Having UPVC double glazed window to the front, ceiling light point, central heating radiator, fireplace with inset gas fire and door into the

### **DINING ROOM**

**10'1 x 9'0 (3.07m x 2.74m)**



Having ceiling light point, central heating radiator, door to the kitchen and UPVC double glazed sliding patio door to the

### **CONSERVATORY**

**9'9 x 9'4 (2.97m x 2.84m)**

Having UPVC double glazed windows and double doors to the rear garden

### **KITCHEN**

**10'0 x 8'9 (3.05m x 2.67m)**



Having base units with work surfaces over, incorporating sink and drainer, space for cooker, ceiling light point, central heating radiator, UPVC double glazed window to the front, under stairs cupboard and door into the side garage with door to the rear garden and ground floor WC

### **LANDING**

Having window to the side, ceiling light point, loft access and doors to three bedrooms and bathroom



**BEDROOM 1**  
**12'7 x 9'8 (3.84m x 2.95m)**



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator and built in wardrobes

**BEDROOM 2**  
**13'2 x 9'1 (4.01m x 2.77m)**



Having UPVC double glazed window to the front, ceiling light point, central heating radiator and built in wardrobe

**BEDROOM 3**  
**9'0 x 6'3 (2.74m x 1.91m)**

Having UPVC double glazed window to the front, ceiling light point, central heating radiator and built in wardrobe

**BATHROOM**



Having bath with shower over, mid level WC, pedestal wash hand basin, ceramic wall tiles, ceiling light point, heated towel rail, airing cupboard with central heating boiler and UPVC double glazed window to the rear

**SIDE GARAGE**  
**27'3 max x 8'11 (8.31m max x 2.72m)**

Having light and power, UPVC door to the rear garden, ground floor WC and up and over door to the front driveway

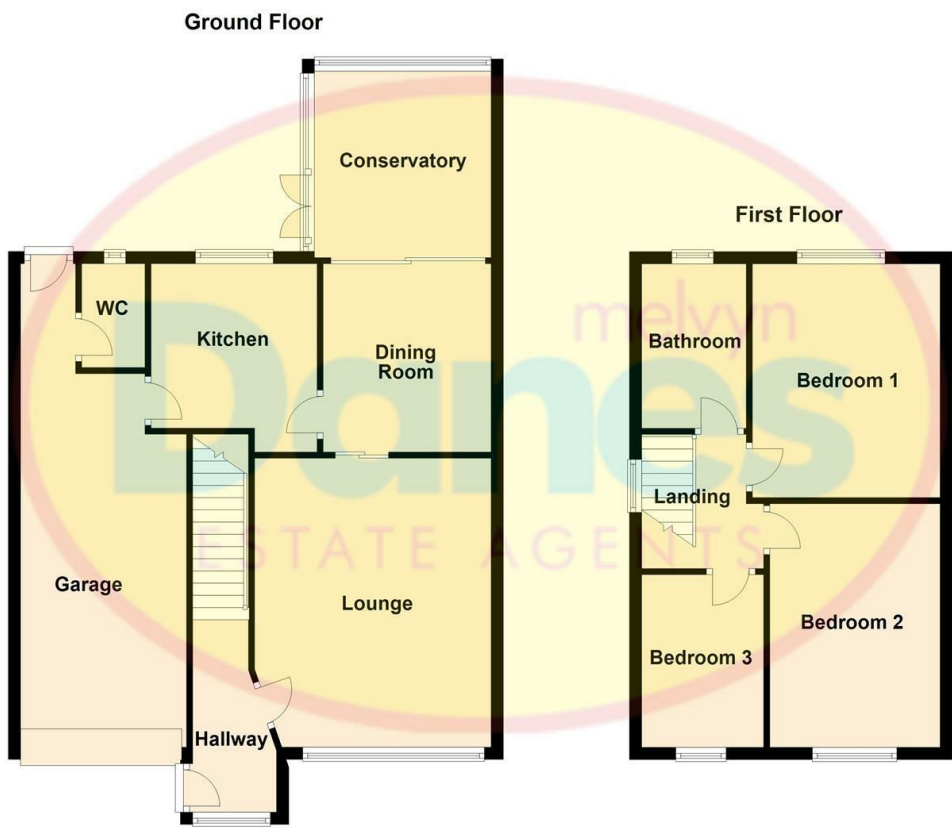
**REAR GARDEN**



Having patio area leading to shaped lawn with mature flower, shrub and herbaceous borders, fencing and hedges to boundaries and coniferous screening to the rear

FLOOR PLAN

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.



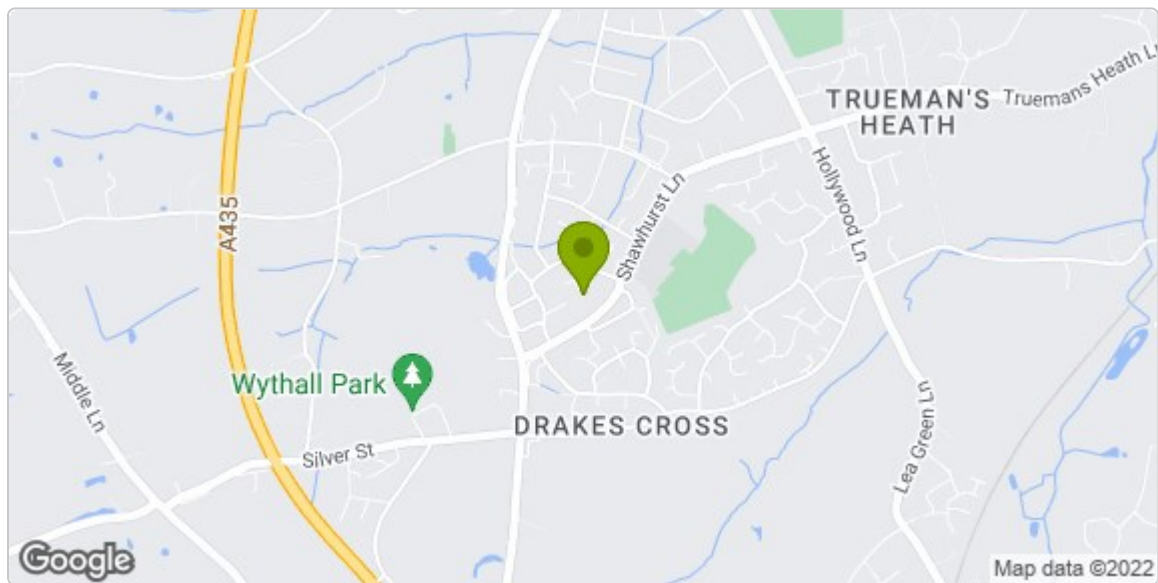
TENURE: We are advised that the property will be Freehold Upon Completion Of Sale.

COUNCIL TAX BAND: D

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

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: 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: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



7 Chesterwood Hollywood B47 5EN

Council Tax Band:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC