

The logo for Melvyn Danes Estate Agents is located in the top right corner. It consists of a yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, green, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. Underneath "Danes", the words "ESTATE AGENTS" are written in a smaller, green, sans-serif font.

melvyn  
**Danes**  
ESTATE AGENTS

The image shows a two-story brick house with a white garage door and a white front door. The house has a gabled roof and a small window in the gable. To the right of the house is a white extension with a dark roof and a window with dark shutters. The property is surrounded by a green lawn and a wooden fence. A large tree is on the left side of the property. The sky is blue and clear.

Shawhurst Lane

Hollywood

Offers Around £350,000

## Description

An ideal location for this two bedroom detached house close to the local amenities of Hollywood and Wythall.

Local schooling can be found within walking distance at Coppice Primary school and Woodrush Senior School on nearby Shawhurst Lane. Education facilities are subject to confirmation from the Education Department.

There is the benefit of local shops on May Lane, Drakes Cross parade and Alcester Road in Hollywood. The property is just a few minutes drive or by bus 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 midlands motorway network.

There are railway stations close by in 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 the surrounding suburbs.



## Accommodation

Set back from the road via a tarmac driveway leading to a large canopy porch, a part glazed door opens into the entrance hallway, with doors off to the ground floor WC, kitchen and open access into the large, bright lounge diner.

A turned staircase leads to the first floor landing with doors off to two large double bedrooms and a bathroom.

There is a garage and mature, well tended rear garden with paved patio area, shaped lawn and flower and shrub borders with gated side access.



### CANOPY PORCH

### HALLWAY

### GUEST CLOAKS WC

### KITCHEN

12'11 x 7'11 (3.94m x 2.41m)

### LARGE LOUNGE DINER

24'10 max x 19'10 max (7.57m max x 6.05m max)

### LANDING

### BEDROOM 1

12'10 x 11'8 (3.91m x 3.56m)

### BEDROOM 2

13'9 x 12'9 max (4.19m x 3.89m max)

### BATHROOM

### GARAGE

16'7 x 8'0 (5.05m x 2.44m)

### WELL TENDED REAR GARDEN

TENURE: We are advised that the property is freehold.

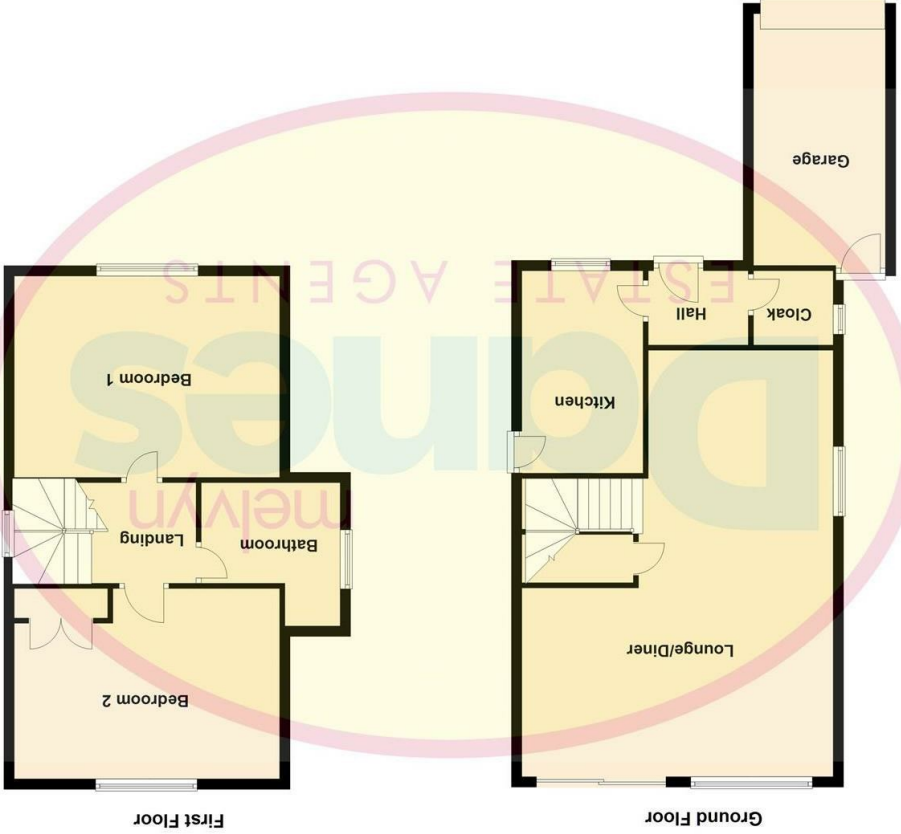
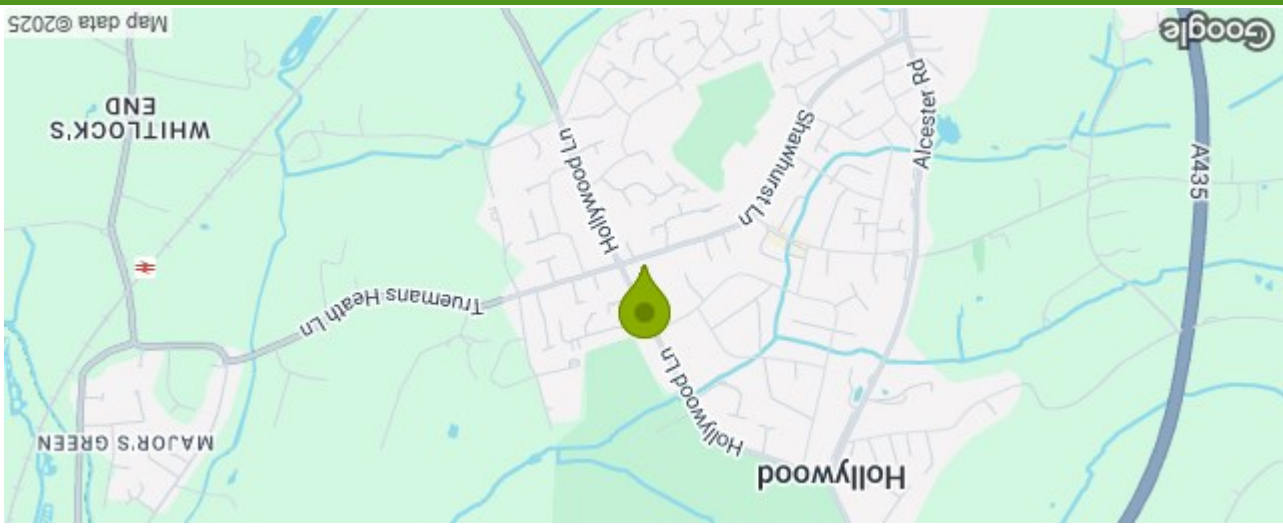
**BROADBAND:** We understand that the standard broadband download speed at the property is around 15Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Data taken from checker.ofcom.org.uk on 01/04/2025. Actual service availability at the property or speeds received may be different.

**MOBILE:** We understand that the property is likely to have mobile coverage (data taken from checker.ofcom.org.uk on 01/04/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

**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:** 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 intending purchasers, we may use approved external services which review publicly available information on companies and individuals. 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. 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 the sale.



### 199 Shawhurst Lane Hollywood Hollywood B47 5JR Council Tax Band: D

Energy Efficiency Rating	
Very energy efficient - lower running costs	(92 plus) <b>A</b>
(81-91) <b>B</b>	(69-80) <b>C</b>
(55-68) <b>D</b>	(39-54) <b>E</b>
(21-38) <b>F</b>	(1-20) <b>G</b>
Not energy efficient - higher running costs	
Current	60
Potential	82
EU Directive 2002/91/EC	

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.