



43 Beaudesert Road, Hollywood, B47 5DP

Offers Around £365,000

A very well presented and extended modern Bryant built link detached house situated in this popular and convenient location

- Entrance Hall
- Lounge Area
- Dining Area
- Modern Kitchen
- Utility & WC
- Conservatory
- Five Bedrooms
- Bathroom
- Rear Garden
- Front Driveway with Side Garage

Beaudesert Road leads directly off Shawhurst Lane ideally situated for the local amenities of Hollywood and Wythall.

Close to well regarded local schooling at Coppice Primary school and Woodrush Senior School both of which are sited in Shawhurst Lane, Education facilities are subject to confirmation from the Education Department. There is the benefit of local shops at nearby Drakes Cross Parade, May Lane and Hollywood Lane.

The property is situated with easy access to Shirley along Truemans Heath Lane and one can continue back through Hollywood along the Alcester Road to Sainsburys 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 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.

An ideal location, therefore for this well presented link detached house set back from the road by a full width block paved driveway. A UPVC double glazed door opens directly to the

Reception Hallway

Having ceiling light point, central heating radiator, laminate wooden flooring, staircase rising to the first floor accommodation and double doors opening to the lounge area

Lounge Area 15'6" x 12'4" max (4.72m x 3.76m max)

Having UPVC double glazed window to the front, two wall light points, central heating radiator, laminate wooden flooring, inset fireplace with duel fuel burner and open access into the



Dining Area 9'11" x 8'8" (3.02m x 2.64m)

Having wall light point, central heating radiator, laminate wooden flooring, door to the kitchen and UPVC sliding patio doors into the



Conservatory 9'6" x 9'2" max (2.90m x 2.79m max)

Having UPVC double glazed windows and double doors to the rear garden, ceiling light with fan and ceramic tiled floor

Extended and Refitted Kitchen 12'7" x 8'8" (3.84m x 2.64m)

Having a modern range of wall, drawer and base units with work surfaces over with matching upstands incorporating sink and drainer with mixer tap, four ring gas hob with extractor, eye level oven, integrated fridge and dishwasher, laminated wooden flooring, recessed ceiling spot lights, central heating radiator, UPVC double glazed windows to the rear and side and door into the



Utility

Having space and plumbing for automatic washing machine, wall mounted central heating boiler, ceiling light point, UPVC double glazed window to the rear garden and further door into the

Ground Floor WC

Having ceiling light point, wash hand basin, low level WC and heated towel rail

On the first floor, LANDING, with ceiling light point, loft

hatch access and doors off to FIVE BEDROOMS & REFITTED BATHROOM

Bedroom 1 12'11" x 9'4" (3.94m x 2.84m)

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



Bedroom 2 12'9" x 9'0" (3.89m x 2.74m)

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



Bedroom 3 13'0" x 7'2" (3.96m x 2.18m)

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

Bedroom 4 12'1" x 7'3" (3.68m x 2.21m)

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

Bedroom 5 7'11" x 6'2" (2.41m x 1.88m)

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

Refitted Bathroom

Having panelled bath, shower enclosure, wash hand basin in vanity unit with low level WC with concealed cistern, recessed ceiling spot lights, heated towel rail and UPVC double glazed window to the rear



Rear Garden

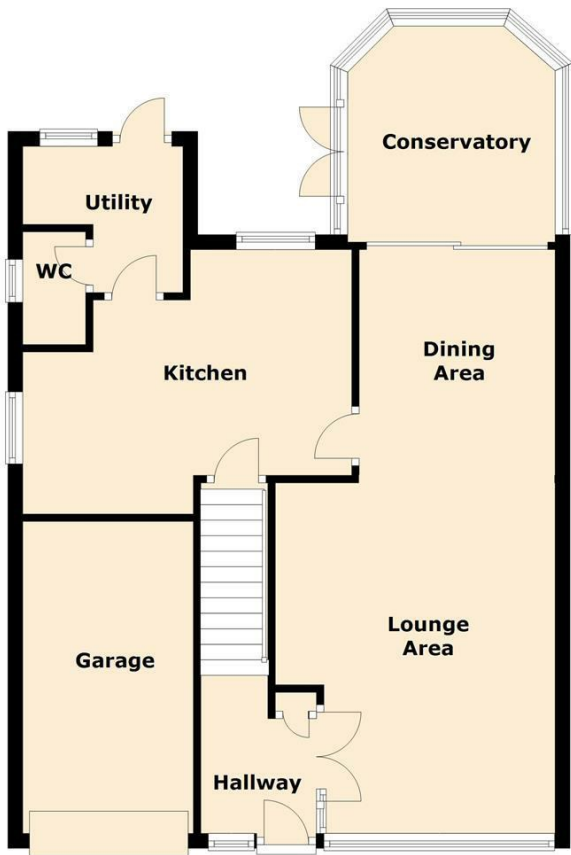
Having decked patio area with ballustrades leading to shaped lawn, timber shed, fencing to boundaries and gated side access



Side Garage 17'8" x 7'5" (5.38m x 2.26m)

Having light and power and electric rollwer shutter door to the front driveway

Ground Floor



First Floor



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 is Freehold but as yet we have not been able to verify this.

PLANNING PERMISSION AND BUILDING REGULATIONS Purchasers must satisfy themselves as to whether planning permission and building regulations were obtained and adhered to for any works carried out to the property.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on

information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

THE CONSUMER PROTECTION REGULATIONS The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

PROPERTY TO SELL? If in order to purchase this property you wish to sell your existing home, please do not hesitate to contact Pat Gilbert on 01564 826555 who would be pleased to discuss its current market value, our fees and services with you.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.