



8 CHANTRY CLOSE, HOLLYWOOD, B47 5LU

OFFERS AROUND £350,000

- PORCH
- LOUNGE
- KITCHEN
- TWO DOUBLE BEDROOMS
- GARAGE & DRIVEWAY
- HALLWAY
- EXTENDED DINING ROOM
- GARDEN ROOM
- BATHROOM
- SIDE & REAR GARDENS

In this popular Hollywood cul de sac location this two bedroom detached bungalow offers well appointed accommodation 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.

Set back from the road via a tarmacadam driveway, a UPVC double glazed front door opens into the

PORCH

Having ceiling light point and part glazed door into the

HALLWAY

Having ceiling light point, central heating radiator, loft access and doors to lounge, kitchen, two double bedrooms and bathroom

LOUNGE

15'0 x 14'11 max (4.57m x 4.55m max)



Having wall light point, two central heating radiators, brick fireplace, UPVC double glazed window to the rear garden and open access into the

DINING ROOM

21'4 x 9'6 (3'11 min) (6.50m x 2.90m (1.19m min))



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

KITCHEN

11'4 x 10'6 (3.45m x 3.20m)



Having wall and base units with work surfaces over, inset sink and drainer, space for gas cooker and fridge freezer, ceiling light point, central heating radiator, UPVC double glazed window to the front and door into the

GARDEN ROOM

19'7 x 10'6 (5.97m x 3.20m)

Having wall light point and doors to the front and rear

BEDROOM 1
13'0 x 11'6 (3.96m x 3.51m)



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

BEDROOM 2
10'5 x 9'1 (3.18m x 2.77m)

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

BATHROOM



Having UPVC double glazed windows to the side, panelled bath with shower over, pedestal wash hand basin, low level WC, ceramic wall tiles, ceiling light point and central heating radiator

SIDE GARAGE
16'2 x 7'10 (4.93m x 2.39m)

Having light and power, doors to the front driveway and courtesy door to the side

SIDE & REAR GARDENS

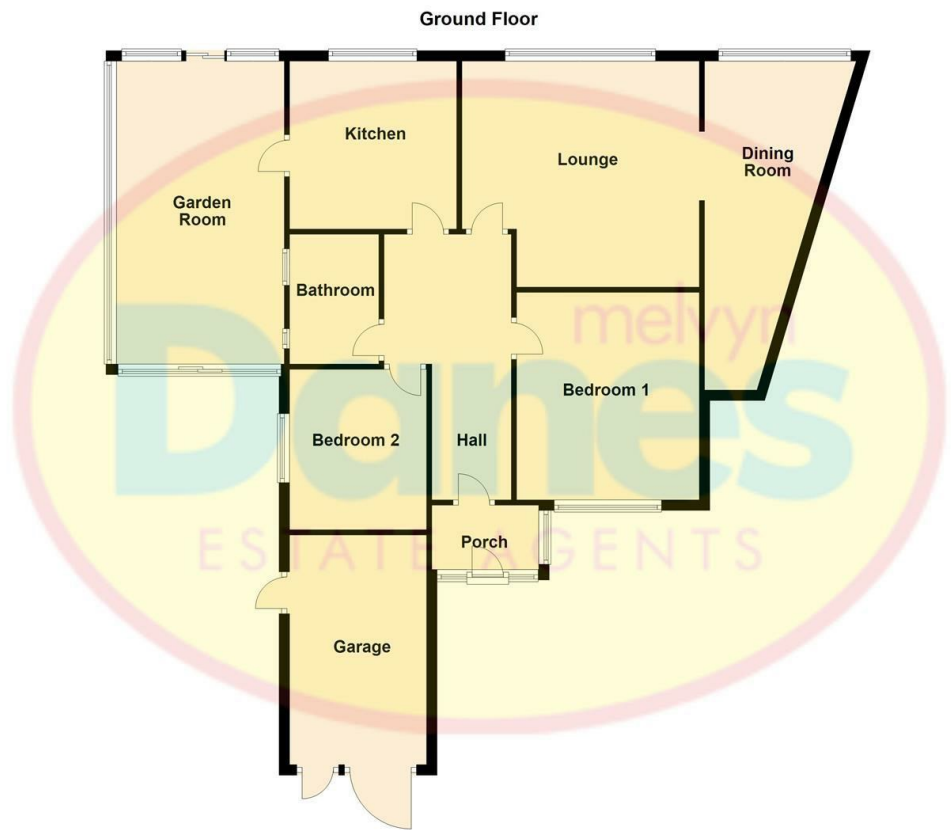


Having patio area with shaped lawn, flower and shrub borders, ornamental pond, fencing to boundaries and gated side access



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.



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		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC