



## Chantry Close, Hollywood

**Offers Around £425,000**

- ENTRANCE HALLWAY
- EXTENDED DINING ROOM
- GROUND FLOOR MASTER BEDROOM WITH EN SUITE
- THREE FURTHER BEDROOMS
- GARAGE
- LOUNGE
- MODERN KITCHEN
- GROUND FLOOR BATHROOM
- SOUTH FACING REAR GARDEN
- GENEROUS FRONT DRIVEWAY

An ideal location for this well appointed and presented detached dormer bungalow close to the 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 generous block paved front driveway with steps leading to a UPVC front door opening into the

#### **ENTRANCE HALLWAY**

Having a turned staircase rising to the first floor bedrooms, ceiling light point, central heating radiator and doors to the lounge, kitchen, master bedroom and storage cupboard

#### **LOUNGE**

**15'2 x 14'11 (4.62m x 4.55m)**



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator, recessed fireplace and double doors into the

#### **DINING ROOM 14'2 x 10'6 max (4.32m x 3.20m max)**



Having UPVC double glazed French doors to the rear, ceiling spot lights and central heating radiator

#### **MODERN KITCHEN**

**11'6 x 9'7 (3.51m x 2.92m)**



Being refitted with a modern range of wall, drawer and base units with butcher's block effect work surfaces over incorporating sink and drainer with mixer tap, space for range cooker with extractor over, further space for fridge freezer, washing machine and dishwasher, ceramic wall tiles, recessed ceiling spot lights, central heating radiator, UPVC double glazed window to the rear and door to the side

## MASTER BEDROOM

**12'10 x 10'10 (3.91m x 3.30m)**



Having UPVC double glazed window to the front, ceiling light point, central heating radiator and doors into a walk in wardrobe and

## EN SUITE

Having shower enclosure, low level WC, wash hand basin in vanity unit, ceramic wall tiles, recessed ceiling spot lights, central heating radiator and UPVC double glazed window to the front

## GROUND FLOOR BATHROOM



Having double ended bath, shower enclosure, low level WC, pedestal wash hand basin, cladding to walls, recessed ceiling spot lights, heated towel rail and UPVC double glazed window to the side

## FIRST FLOOR ACCOMMODATION

### BEDROOM 2

**12'8 x 11'6 limited head room (3.86m x 3.51m limited head room)**

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

### BEDROOM 3

**12'7" x 11'6" limited head room (3.86m x 3.51m limited head room)**



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

### BEDROOM 4

**15'4 x 7'7 (4.67m x 2.31m)**

Accessed from the hallway via a small staircase and having UPVC double glazed window to the front, ceiling light point, wall light point and central heating radiator

## GARAGE

**16'3 x 7'9 (4.95m x 2.36m)**

Having light and power, wall mounted central heating boiler and up and over door to the front driveway

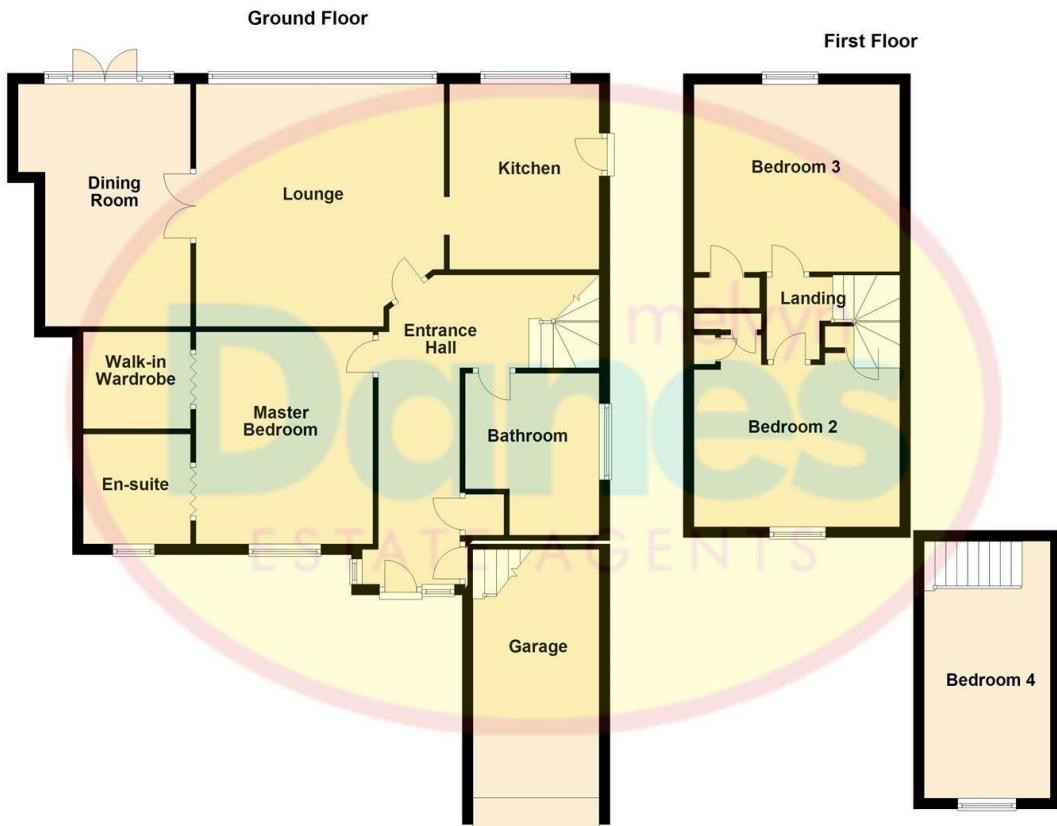
## SOUTH FACING REAR GARDEN



Having paved patio with lawn, 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.



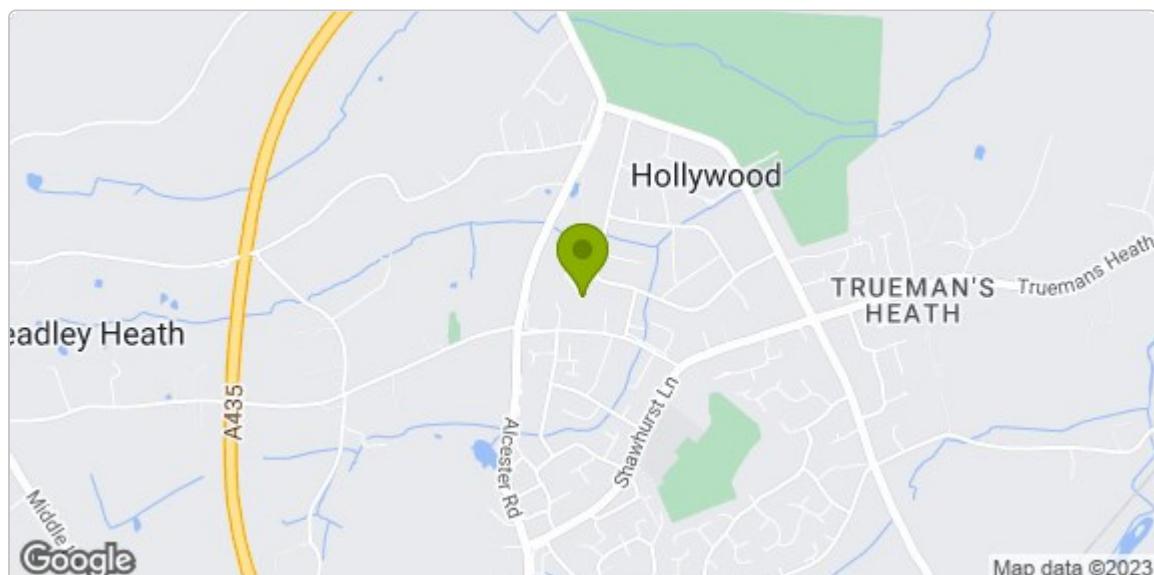
**TENURE:** We are advised that the property is Freehold

**COUNCIL TAX BAND:** E

**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.



**Full Postal Address:**  
10 Chantry Close Hollywood  
B47 5LU

**Council Tax Band:** E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	62	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			