melvyn
Danes
ESTATE AGENTS
Lynbrook Close
Hollywood
Offers Around £400,000

Description

Lynbrook Close is a pleasant cul de sac made up of modern Bryant's built houses built alongside a small stream at the entrance which is a tributary to the River Cole.

There is the benefit of local shops at nearby Drakes Cross Parade and Hollywood Lane, and easy road access to the Alcester Road in Hollywood which in turn provides access to the M42 motorway forming the hub of the midlands motorway network..

The property is within easy access to Shirley, via Truemans Heath Lane, with its comprehensive shopping facilities and Maypole via the Alcester Road.

The nearby village of Wythall has its own railway station offering commuter services between Birmingham and Stratford upon Avon, and local bus services provide access to the City of Birmingham.

Set back from the road via a block paved front driveway, a part glazed composite front door opens into the porch with further door into the hallway with stairs to the first floor accommodation and oak doors into the study and lounge with box bay window to the front and oak door into the superb extended and refitted kitchen diner with central island and oak door to the utility with WC and window and bi fold doors to the rear garden.

On the first floor landing there are oak doors to three ebdrooms and refitted bathrooom.

The rear garden has a paved patio leading to lawn with fencing to buondaries and gated side access

Accommodation

PORCH

HALLWAY

STUDY
9'6 x 7'10 (2.90m x 2.39m)

LOUNGE
15'2 x 12'8 max (4.62m x 3.86m max)

EXTENDED & REFITTED KITCHEN DINER
24'2 x 14'8 max (7.37m x 4.47m max)

UTILITY WITH WC

LANDING

BEDROOM 1
14'8 x 9'10 max (4.47m x 3.00m max)

BEDROOM 2
11'3 x 9'5 (3.43m x 2.87m)

BEDROOM 3
9'10 x 6'10 (3.00m x 2.08m)

REFITTED BATHROOM

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 8 Mbps, 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 2000 Mbps. Data taken from checker.ofcom.org.uk on 14/10/2025. Actual service availability at the property or speeds received may be different.

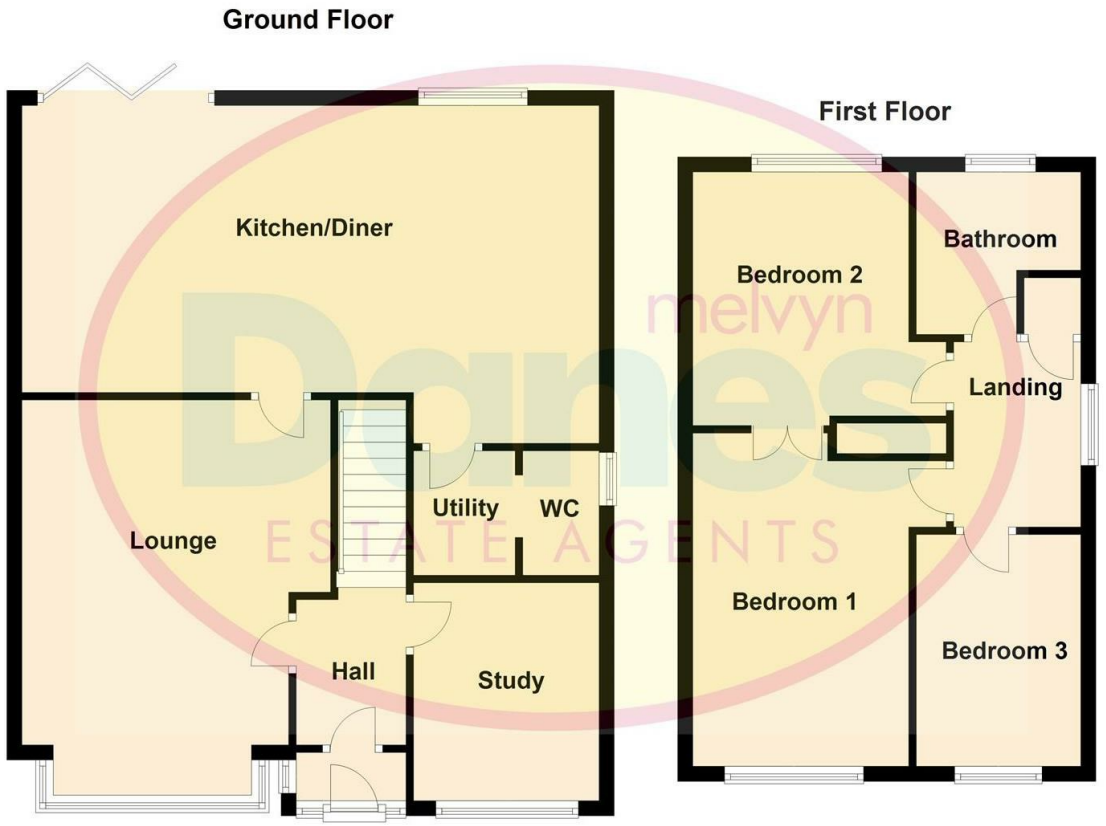
MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 14/10/2025. Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

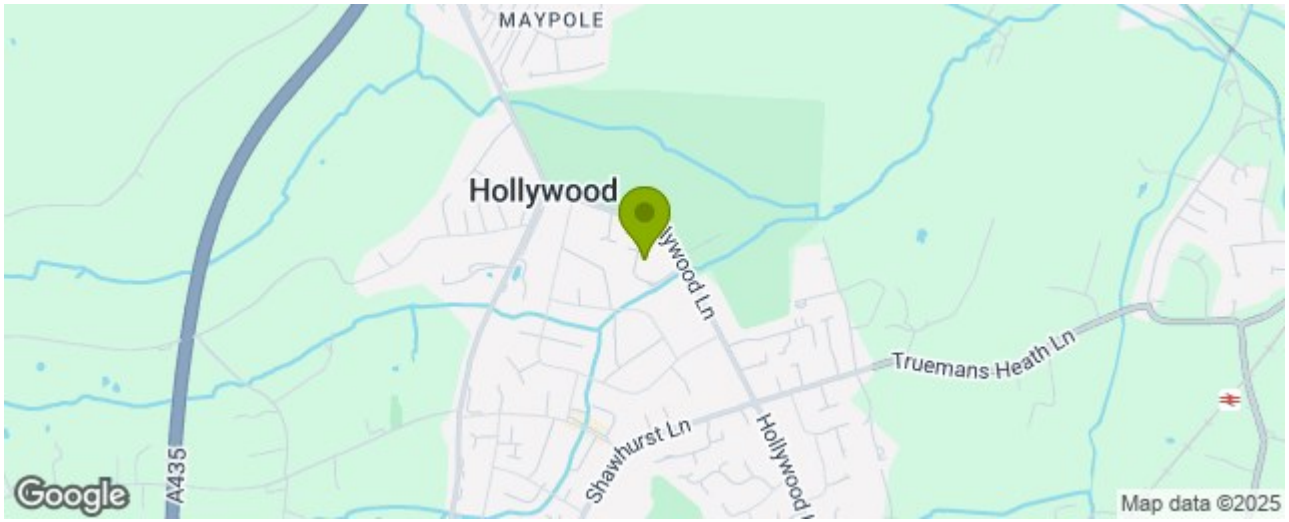
VIEWING: By appointment only with the office on the number below.

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.

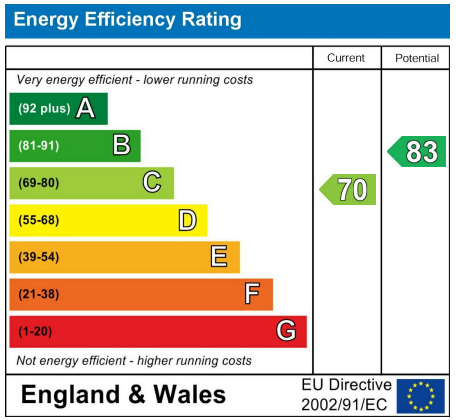
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. 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 a sale. 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.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.





24 Lynbrook Close Hollywood Hollywood B47 5PU
Council Tax Band: D



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.

Tel: 01564 826 555 Email: wythall@melvyndanes.co.uk melvyndanes.co.uk