
melvyn
Danes
ESTATE AGENTS
Shawhurst Lane
Hollywood
Offers Around £325,000

Description

Now requiring full refurbishment and repair this three bedroom semi detached house is ideallly situated for 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 front driveway, a UPVC front door opens into the hallway with turned staircase to the first floor accommodation and doors to the lounge, dining room and extended kitchen with door to the side garage and WC.

On the first floor galleried landing there are doors to three bedrooms and bathroom.

The rear garden offers a mature private aspect with paved and decked patio leading to lawn, fencing and hedges to boundaries, gated side access and courtesy door to the garage.













Accommodation

HALLWAY

LOUNGE
12'5 into bay x 11'1 (3.78m into bay x 3.38m)

DINING ROOM
13'1 x 11'1 (3.99m x 3.38m)

EXTENDED KITCHEN
18'6 x 8'6 max (5.64m x 2.59m max)

LANDING

BEDROOM 1
13'2 x 11'10 (4.01m x 3.61m)

BEDROOM 2
12'9 into bay x 11'4 (3.89m into bay x 3.45m)

BEDROOM 3
7'11 x 6'0 (2.41m x 1.83m)

BATHROOM

TANDEM SIDE GARAGE
35'1 max x 8'1 (10.69m max x 2.46m)

REAR GARDEN







TENURE: We are advised that the property is freehold.

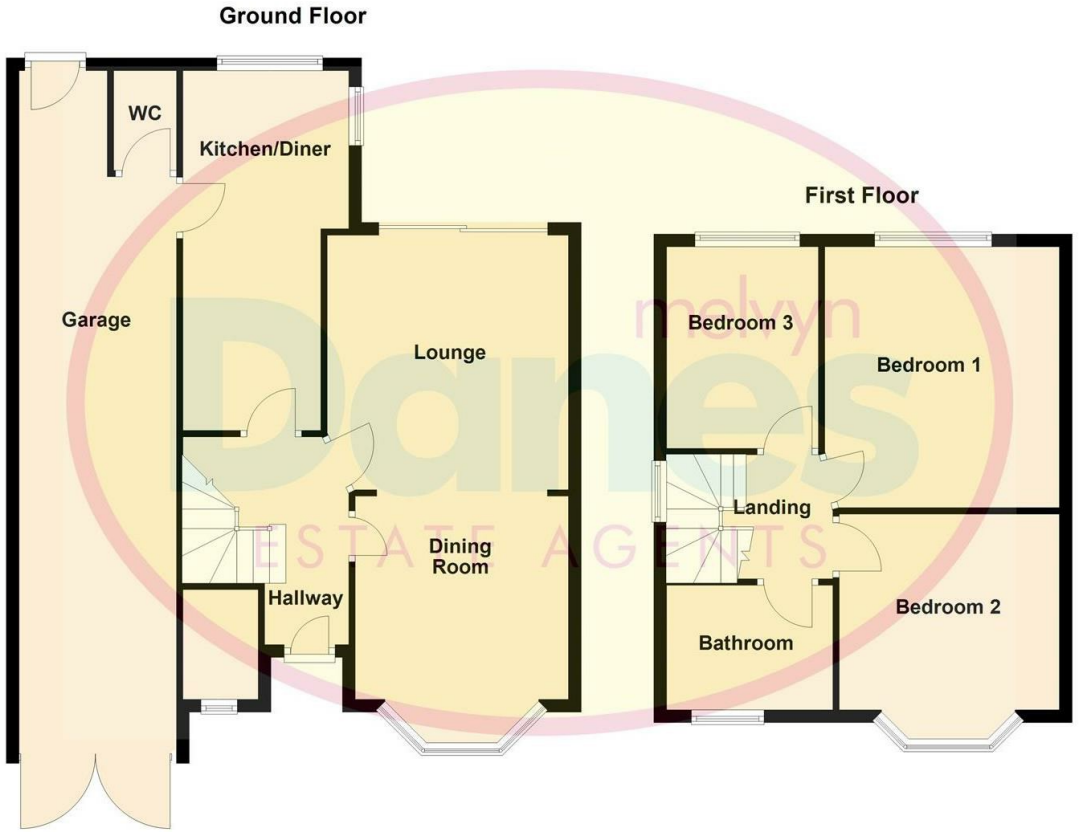
BROADBAND: We understand that the standard broadband download speed at the property is around 9Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 2000 Mbps. Data taken from checker.ofcom.org.uk on 07/11/2025. Actual service availability at the property or speeds received may be different.

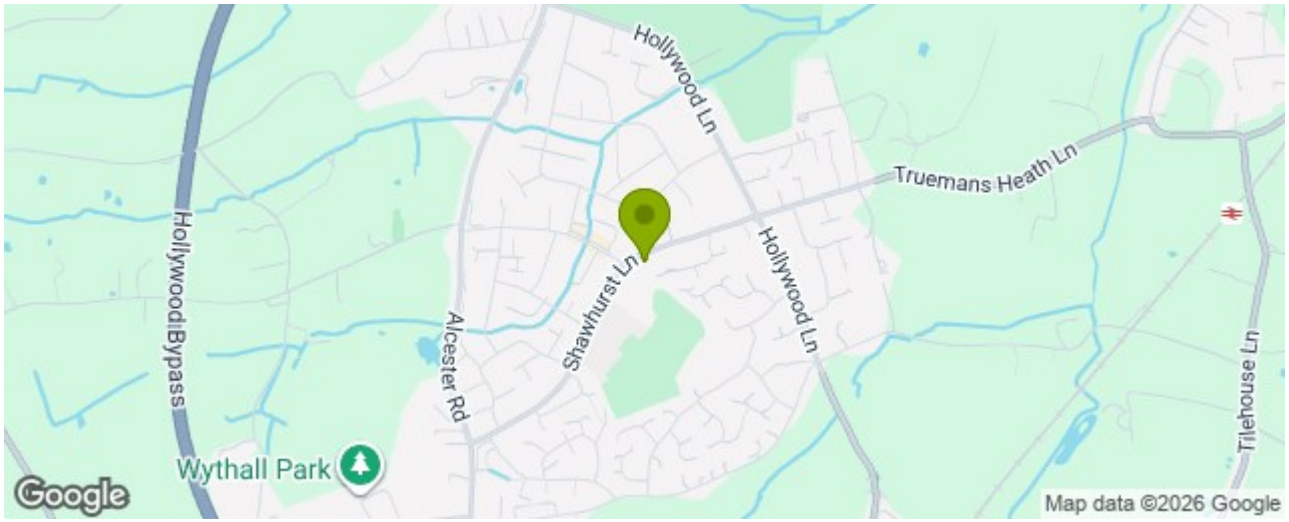
MOBILE: We understand that the property is likely to have mobile coverage (data taken from checker.ofcom.org.uk on 07/11/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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

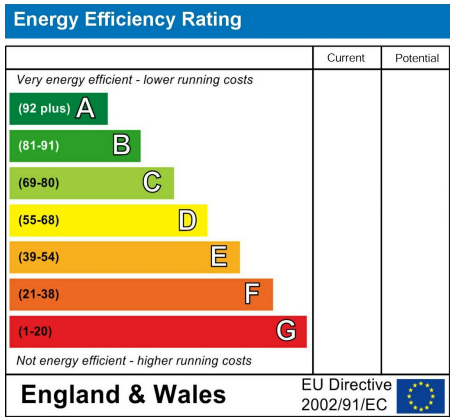
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact 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.





74 Shawhurst Lane Hollywood B47 5JN
Council Tax Band: E



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.

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