



## **5 CORBETT ROAD, HOLLYWOOD, B47 5LL**

### **OFFERS AROUND £365,000**

- PORCH
- LOUNGE DINER
- KITCHEN
- FOUR BEDROOMS
- SIDE GARAGE
- HALLWAY
- EXTENDED DINING ROOM
- GROUND FLOOR WC
- BATHROOM
- FRONT DRIVEWAY & REAR GARDEN

An extended traditional semi detached house in this popular location 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 block paved front driveway with side lawn, a UPVC double glazed front door opens into the

#### **PORCH**

Having wall light point and oak door into the

#### **HALLWAY**

Having stairs rising to the first floor accommodation, ceiling light point, central heating radiator and oak doors into the lounge diner and kitchen

#### **LOUNGE DINER**

**26'4" into bay x 12'0" max (8.03m into bay x 3.66m max)**



Having UPVC double glazed bay window to the front, two ceiling light points, two central heating radiators, brick fireplace with open fireplace and open access into the

#### **EXTENDED DINING ROOM** **10'5" x 10'2" (3.18m x 3.10m)**



Having UPVC double glazed windows and door to the rear garden, two wall light point and central heating radiator

#### **KITCHEN**

**11'5" x 9'3" max (3.48m x 2.84m max)**



Having a range of drawer and base units with work surfaces over incorporating sink and drainer, four ring gas hob with extractor, space for fridge freezer and slimline dishwasher, ceramic wall and floor tiles, two ceiling light points, UPVC double glazed window to the rear and doors to the garage and

#### **LOBBY AREA**

Having base unit with work surface over and doors into the utility and

#### **GROUND FLOOR WC**

Having low level WV, wall mounted central heating boiler and ceiling light point

#### **UTILITY**

Having work surface with space and plumbing for washing machine and tumble dryer, wall light point, ceramic tiled floor and UPVC doors to the front and rear

#### **LANDING**

Having ceiling light point, loft access and doors to four bedrooms and bathroom



### BEDROOM 1

14'2" into bay x 10'2" (4.32m into bay x 3.10m)



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

### BEDROOM 2

12'2" x 10'2" (3.71m x 3.10m)

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

### BEDROOM 3

24'4" x 7'10" (7.44m x 2.39m)

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

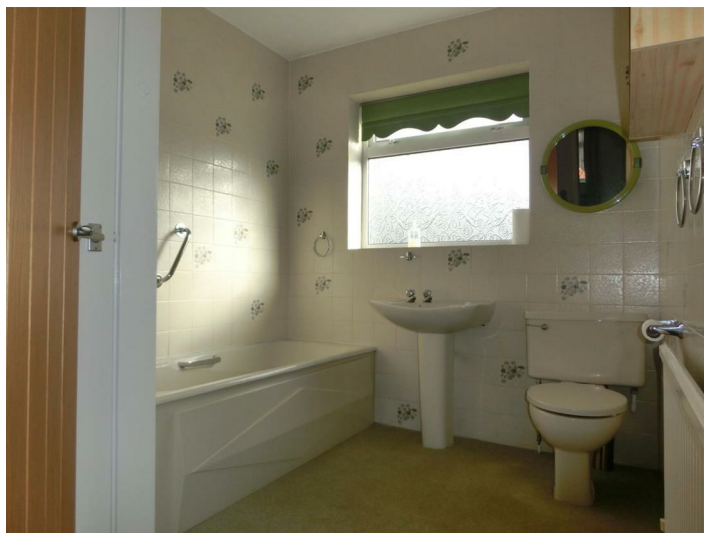
### BEDROOM 4

7'8" x 7'8" (2.36m x 2.34m)



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

### BATHROOM



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

### SIDE GARAGE

15'3" x 7'4" (4.65m x 2.26m)

Having light and power and up and over door to the front

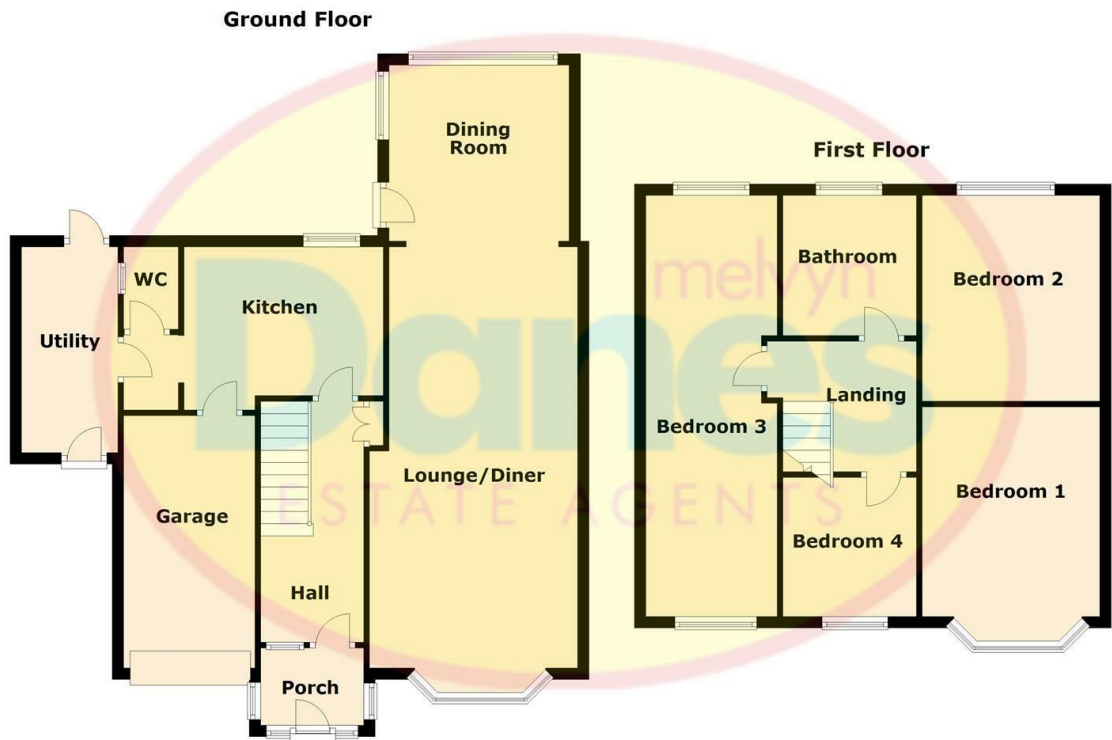
### REAR GARDEN



Having paved patio area leading to lawn with flower and shrub borders, summer house and fencing to boundaries

# 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 contact.

**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		
(81-91) B		
(69-80) C		
(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		