



27 WOODLEAVES, HOLLYWOOD, B47 5BW **OFFERS AROUND £300,000**

- **PORCH**
- **LOUNGE DINER**
- **UTILITY & GROUND FLOOR WC**
- **MODERN BATHROOM**
- **REAR GARDEN WITH OPEN VIEWS**
- **HALLWAY**
- **MODERN KITCHEN**
- **THREE BEDROOMS**
- **REDUCED GARAGE**
- **FRONT DRIVEWAY**

Situated in this most popular and sought after location, this well presented semi detached house is ideally situated to take advantage of the local amenities, transport and schooling in Hollywood and Wythall.

Nearby is Wythall Park offering a wide range of social, sporting and community activities on its 37 acres including cricket, football, rugby, dog training and archery and much more. The property is located close to primary schooling at Coppice infant and junior and senior schooling at Woodrush School which are both sited in Shawhurst Lane. (Education facilities are subject to confirmation from the Education Department). There is easy access to the Alcester Road which in turn provides access to the M42 motorway and beyond forming the hub of the midlands motorway networks.

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, Shirley and Redditch.

Local convenience stores and other retailers can be found close by on the Alcester Road at Drakes Cross and up to the Maypole where one will find Sainsbury's and other retail outlets.

Set back from the road behind a front tarmac driveway, A UPVC double glazed front door opens into the

PORCH

Having ceiling light point, Karndean flooring and door into the

HALLWAY

Having stairs rising to the first floor accommodation, ceiling light point, central heating radiator, Karndean flooring and doors into the utility/wc and kitchen

LOUNGE DINER

18'2 x 10'2 (5.54m x 3.10m)



Having two ceiling light points, central heating radiator, wall mounted electric fire and UPVC double glazed French doors to the rear garden

MODERN KITCHEN

18'2 x 6'0 (5.54m x 1.83m)



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

UTILITY/ WC

Having space for tumble dryer, low level WC, wash hand basin in vanity cupboard and recessed ceiling spot lights

LANDING

Having UPVC double glazed window to the side, ceiling light point, loft access and doors to three bedrooms and modern bathroom

BEDROOM 1

14' x 10'7 max (4.27m x 3.23m max)



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

BEDROOM 2
12'11 x 10'7 max (3.94m x 3.23m max)



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

BEDROOM 3
9'10 x 6'4 max (3.00m x 1.93m max)

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

MODERN BATHROOM



Having UPVC double glazed window to the rear, panelled bath, shower enclosure, wash hand basin in vanity cupboard, low level WC, ceramic wall tiles, recessed ceiling spot lights and heated towel rail

REDUCED GARAGE
10'2 x 7'6 (3.10m x 2.29m)

Having light and power, wall mounted central heating boiler

REAR GARDEN WITH OPEN VIEWS

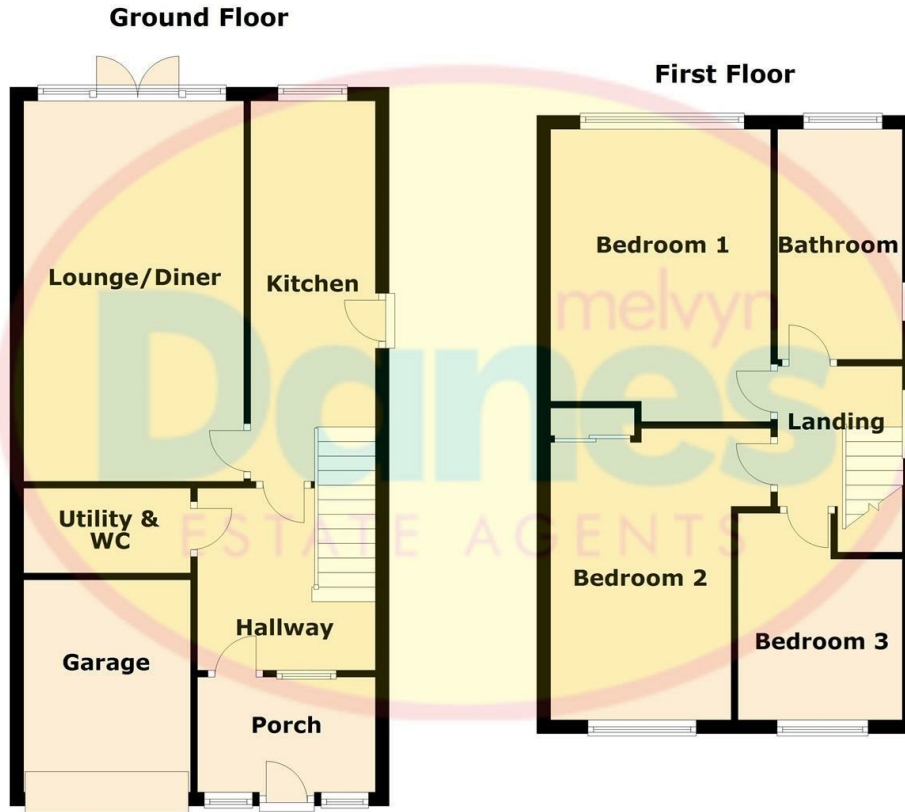


Having paved patio area leading to shaped lawn with neat flower and shrub borders, gated side access and fencing to boundaries



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 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.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 76 |
| (55-68) | D | 60 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

321 Alcester Road, Wythall, Birmingham, B47 5HJ

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