melvyn Danes
ESTATE AGENTS

Dyas Road

Hollywood

Offers Around £350,000

Description

Situated in this most popular location, this well maintained semi detached house offers super family accommodation with potential to extend SSTP close to all the local amenities of Hollywood and Wythall.

The property is located within walking distance to primary schooling at Coppice Primary and senior schooling at Woodrush Academy which are both sited in nearby Shawhurst Lane. (Education facilities are subject to confirmation from the Education Department).

Local shops can be found in May Lane and Drakes Cross parade there is easy access to Shirley via Truemans Heath Lane with its comprehensive shopping facilities including Parkgate and Asda and along Alcester Road to the Maypole where one can find Sainsburys and other popular retailers.

There are railway stations nearby at Wythall and Whitlocks End offering commuter services between Birmingham and Stratford upon Avon, and local bus services provide access to the City of Birmingham and the Alcester Road gives access to Redditch, Birmingham and junction 3 of the M42 which forms the hub of the midlands motorway network.

An ideal location for this property set back from the road via wide front garden with lawn, flower borders and driveway. UPVC double glazed doors open into the porch with further door into the hallway with doors leading to the lounge, dining room and kitchen, there is a rear lobby with store, WC and access to the garage and rear garden

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

The pleasant rear garden has a patio area leading to a shaped lawn, well stocked flower, shrub and herbaceous borders, gated side access and fencing and hedges to boundaries.

Accommodation

PORCH

HALLWAY

LOUNGE
13'7 into bay x 11'11 (4.14m into bay x 3.63m)

DINING ROOM
11'11 x 10'7 (3.63m x 3.23m)

KITCHEN
8'6 x 7'1 (2.59m x 2.16m)

REAR LOBBY WITH WC & STORE

LANDING

BEDROOM 1
14'4 into bay x 10'3 (4.37m into bay x 3.12m)

BEDROOM 2
12'3 x 10'9 (3.73m x 3.28m)

BEDROOM 3
7'10 x 7'9 (2.39m x 2.36m)

BATHROOM

SIDE GARAGE
15'1 x 7'5 (4.60m x 2.26m)

PLEASANT REAR GARDEN

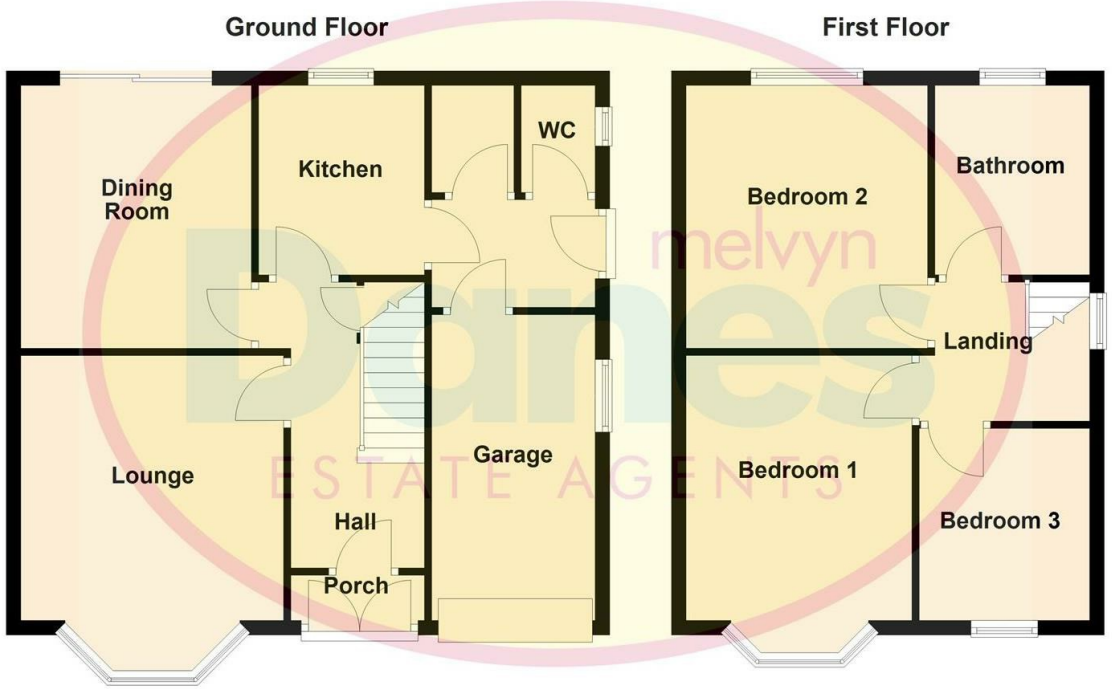
TENURE: We are advised that the property is freehold.

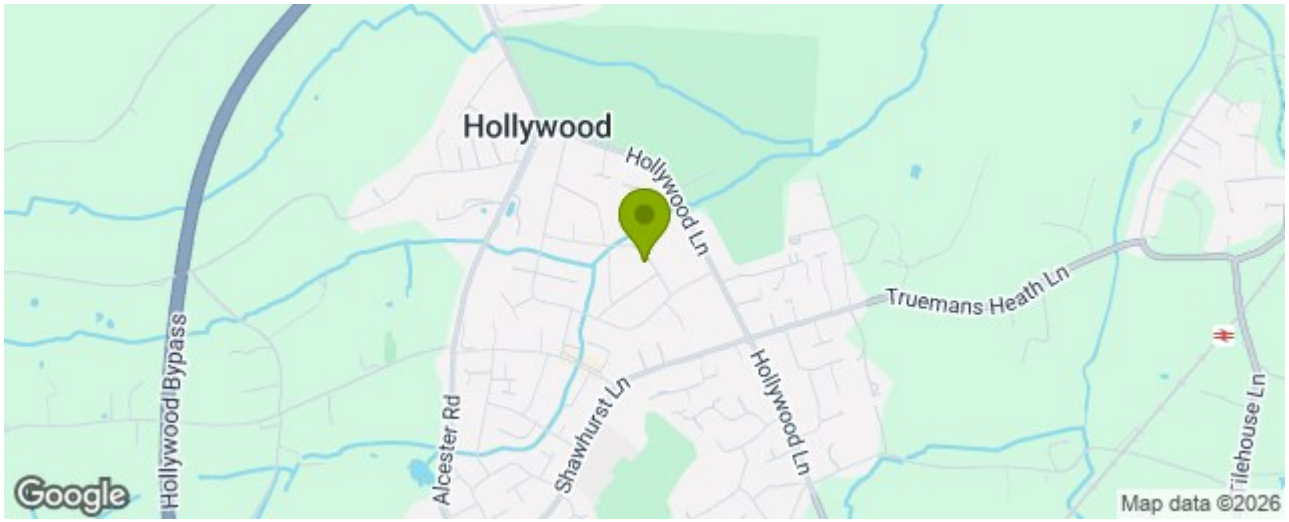
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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.

BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 05/03/2026 we understand that the standard broadband download speed at the property is around 28 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around not given. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

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 an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

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.





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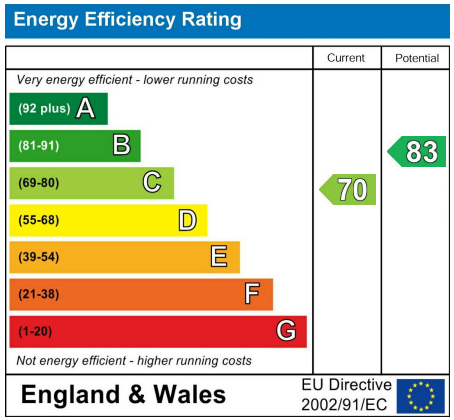
Council Tax Band: D



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.

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