



Mayhurst Road, Hollywood

Offers Around £350,000

- ENTRANCE HALLWAY
- EXTENDED DINING ROOM
- UTILITY WITH WC
- REFITTED SHOWER ROOM
- REAR GARDEN
- THROUGH LOUNGE
- REFITTED KITCHEN
- THREE BEDROOMS
- SIDE GARAGE
- LARGE FRONT DRIVEWAY

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

Local convenience stores and other retailers can be found close by on Hollywood Lane and Drakes Cross Parade on the Alcester Road, Becketts farm is nearby and further on to Maypole where one will find Sainsbury's and other retail outlets.

Nearby is Wythall Park offering a wide range of social, sporting and community activities on its 37 acres including cricket, football, rugby, dog training, 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 at the bottom of Station Road offering commuter services between Birmingham and Stratford Upon Avon and local bus services provide access to the City of Birmingham, Shirley and Redditch.

Set back from the road via a generous block edged tarmacadam driveway, UPVC double glazed door opens into the

ENTRANCE HALL

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

THROUGH LOUNGE

24'0 x 10'10 max (7.32m x 3.30m max)



Having UPVC double glazed window to the front and double glazed sliding patio doors into the dining room, two ceiling light points, two central heating radiators and modern fireplace with inset electric fire



REFITTED KITCHEN

9'0 x 8'9 (2.74m x 2.67m)



Having a modern range of wall, drawer and base units with work surfaces over incorporating inset composite sink and drainer with mixer tap, induction hob with extractor over, eye level oven, space for dishwasher, recessed spot lights, ceiling light point and open access into the

DINING ROOM

20'10 x 8'1 (6.35m x 2.46m)



Having two ceiling light points, central heating radiator,

UPVC double glazed window and sliding patio door to the rear garden and further door into the

REAR LOBBY

Having UPVC door to the rear garden, courtesy door to the garage and door into the

UTILITY WITH WC

Having wall and base units with work surface over, circular sink, space for washing machine and tumble dryer, low level WC, ceiling light point, central heating radiator and UPVC double glazed window to the rear

LANDING

On the first floor, LANDING with ceiling light point, UPVC double glazed window to the side, loft access and doors off to THREE BEDROOMS, BATHROOM & AIRING CUPBOARD

BEDROOM 1

11'6 x 10'11 (3.51m x 3.33m)



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

BEDROOM 2

10'11 x 10'5 max (3.33m x 3.18m max)



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

BEDROOM 3

8'3 into door recess x 5'11 (2.51m into door recess x 1.80m)

Having UPVC double glazed window to the side, ceiling light point, central heating radiator and built in over the bulkhead cupboard

REFITTED SHOWER ROOM



Having large walk in shower enclosure, wash hand basin in vanity unit with low level WC and concealed cistern, ceramic wall tiles, recessed ceiling spot lights, heated towel rail and UPVC double glazed window to the rear and side

SIDE GARAGE

19'7 x 8'11 (5.97m x 2.72m)

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

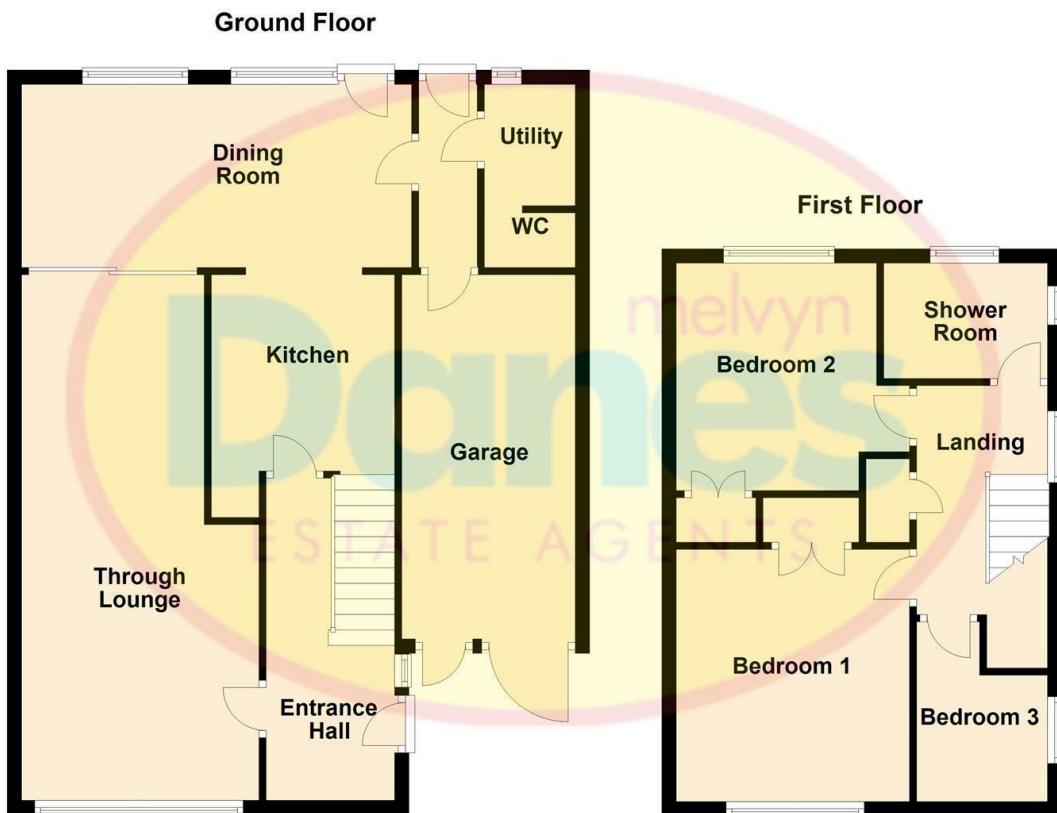
REAR GARDEN



Having paved patio area leading to lawn, mature flower and shrub borders 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.



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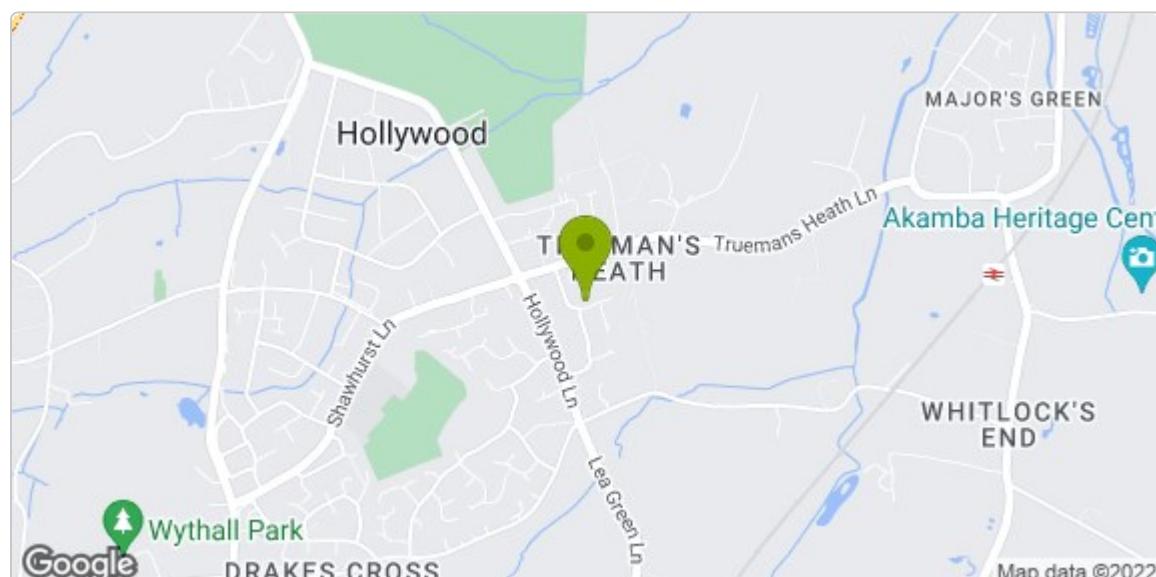
TENURE We are advised that the property is Freehold but as yet we have not been able to verify this.

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.



ADDRESS
25 Mayhurst Road Hollywood
B47 5QG

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(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			