



Highters Heath Lane, Nr Hollywood

Offers Around £250,000

- HALLWAY
- DINING ROOM
- THREE BEDROOMS
- SIDE GARAGE
- FRONT DRIVEWAY
- LOUNGE
- EXTENDED KITCHEN
- BATHROOM & SEPARATE WC
- REAR GARDEN
- NEEDS UPDATING

A traditional semi detached house situated in this popular and convenient location, close to the local facilities of Hollywood and Maypole with well regarded local primary schooling and Secondary School nearby, education facilities are subject to confirmation from the Education Department.

There is the benefit of local shops at Maypole including Sainsburys and easy access to the Alcester Road in Hollywood which in turn provides access to the M42 motorway and beyond.

The property is situated within a short drive to Shirley along Maypole Lane and one can continue beyond Alcester Road 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 national motorway network.

There are railway stations nearby at Yardley Wood, Wythall and Whitlocks End offering commuter services between Birmingham and Stratford upon Avon, and local bus services provide access to the City of Birmingham.

Set back from the road via a front driveway leading to a recessed porch, a part glazed front door opens into the

HALLWAY

Having stairs rising to the first floor accommodation, two wall light points, central heating radiator and doors into the lounge, dining room and kitchen

LOUNGE

14'8 x into bay x 12'0 (4.47m x into bay x 3.66m)

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

DINING ROOM

12'5 x 11'0 (3.78m x 3.35m)



Having UPVC double glazed French doors to the rear garden, ceiling light point and central heating radiator

EXTENDED KITCHEN **14'5 x 11'4 (4.39m x 3.45m)**



Having UPVC double glazed windows to the rear, two ceiling light points, wall, drawer and base units with surfaces over incorporating sink and drainer, space for gas cooker, washing machine and fridge, ceramic wall tiles and doors to the rear garden and garage

LANDING

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

BEDROOM 1

15'4 into bay x 11'2 (4.67m into bay x 3.40m)



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

BEDROOM 2

12'6 x 11'0 (3.81m x 3.35m)

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

BEDROOM 3

8'6 x 7'0 (2.59m x 2.13m)

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

BATHROOM



Having corner bath with shower over, pedestal wash hand basin, ceramic wall tiles, ceiling spot lights, central heating radiator and UPVC double glazed window to the rear

SEPARATE WC

Having low level WC, ceiling light point and UPVC double glazed window to the side

SIDE GARAGE

Having up and over door to the front

REAR GARDEN

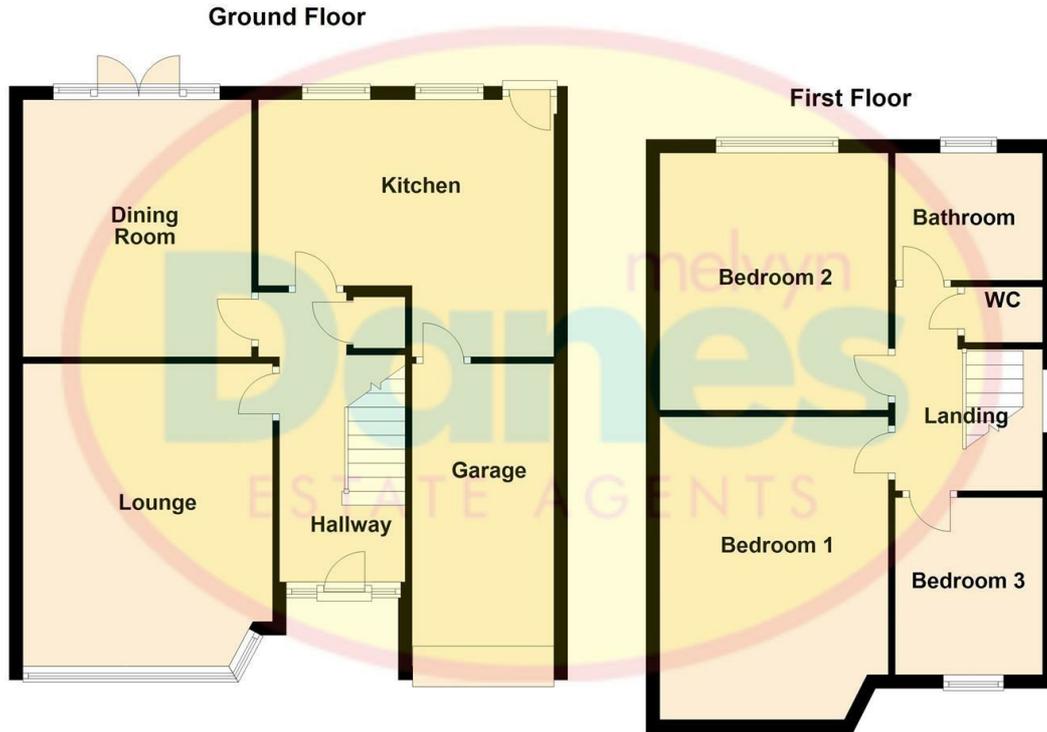


Having patio area leading to lawn, hedges and some fencing to boundaries



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.



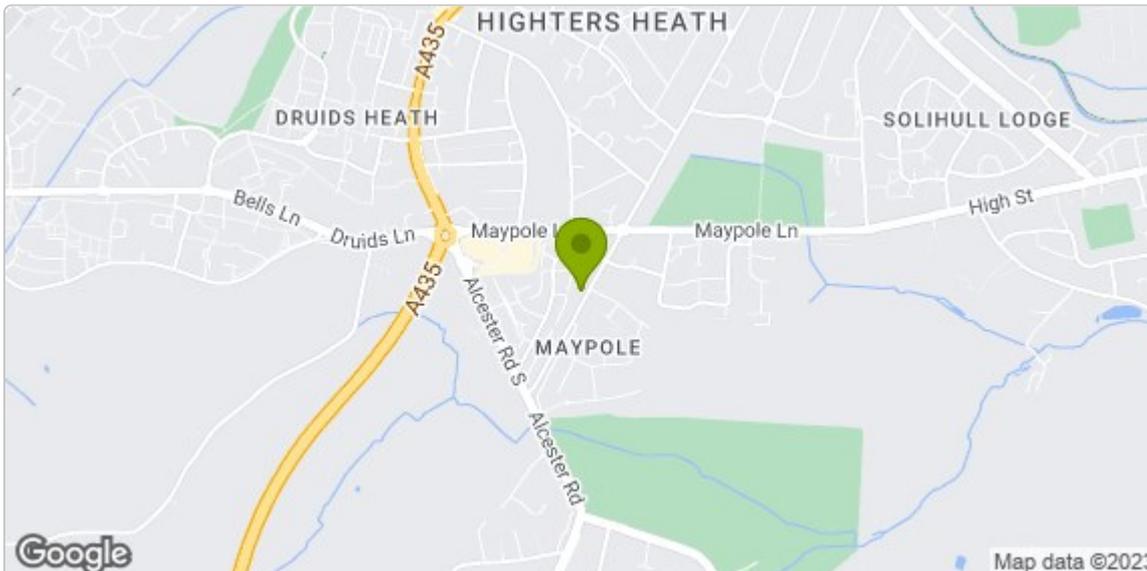
TENURE: We are advised that the property is Freehold

COUNCIL TAX BAND: C

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: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
339 Highters Heath Lane Nr
Hollywood Birmingham B14
4TA

Council Tax Band:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		83
	(69-80) C		
	(55-68) D	58	
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

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