



melvyn
Danes
ESTATE AGENTS



Beaudesert Road
Hollywood
Offers Around £325,000

Description

An ideal location for this link detached property requiring some redecoration and refurbishment 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 clock paved front driveway, a UPVC front door opens into the hall with stairs to the first floor accommodation and double doors into the lounge with open access into the dining room with patio doors to the rear garden and door into the fitted kitchen with windows and door to the rear garden, a further door opens into the utility, WC and garage.

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

The rear garden has a decked patio with lawn and fencing to boundaries.



Accommodation

ENTRANCE HALLWAY

LOUNGE

15'5 x 12'5 max (4.70m x 3.78m max)

DINING ROOM

9'11 x 8'11 (3.02m x 2.72m)

KITCHEN

16'3 x 9'11 max (4.95m x 3.02m max)

UTILITY

GROUND FLOOR WC

LANDING

BEDROOM 1

12'9 x 9'4 (3.89m x 2.84m)

BEDROOM 2

12'10 x 8'11 (3.91m x 2.72m)

BEDROOM 3

9'2 x 6'4 (2.79m x 1.93m)

BATHROOM

GARAGE

11'0 x 8'11 (3.35m x 2.72m)

REAR GARDEN



TENURE: We are advised that the property is freehold.

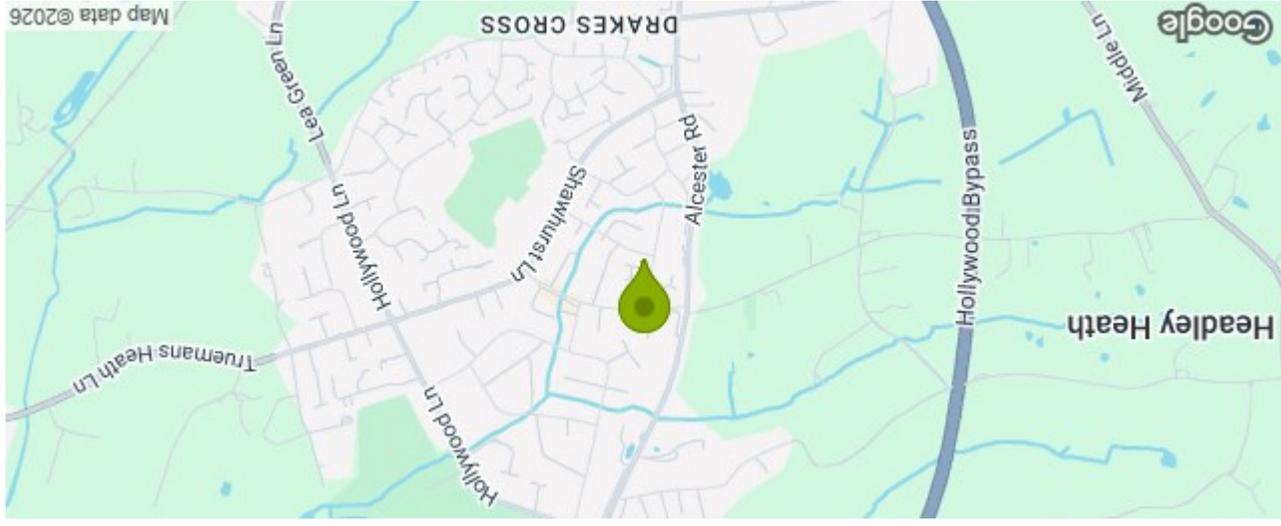
BROADBAND: We understand that the standard broadband download speed at the property is around 7Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Data taken from checker.ofcom.org.uk on 20/02/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property has limited mobile coverage (data taken from checker.ofcom.org.uk on 20/02/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below.

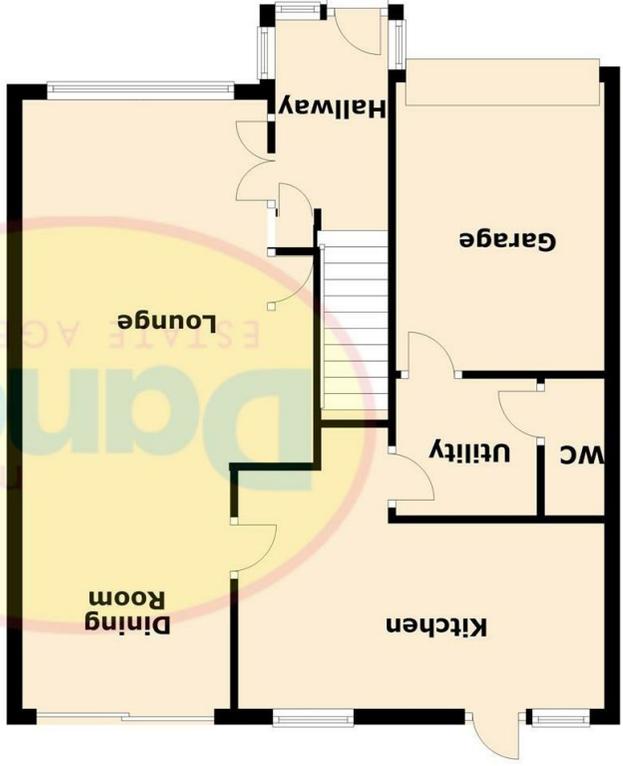
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact 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: 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.



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Ground Floor



First Floor



44 Beadesert Road Hollywood B47 5DP
Council Tax Band: D

Energy Efficiency Rating	
Very energy efficient - lower running costs	Very energy efficient - higher running costs
(92 plus) A	(81-91) B
(69-80) C	(39-54) D
(55-68) E	(21-38) F
(1-20) G	
Current	Potential
65	79
EU Directive 2002/91/EC	
England & Wales	

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.