



# The Innage, Hollywood

## Offers Around £250,000

- PORCH
- LOUNGE
- REFITTED KITCHEN
- TWO DOUBLE BEDROOMS
- REAR GARDEN
- HALLWAY
- CONSERVATORY
- GROUND FLOOR WC
- REFITTED BATHROOM
- SIDE GARAGE & DRIVEWAY

Situated in this popular and convenient location this well presented semi detached house is close to the local amenities of Hollywood and Wythall.

There is well regarded schooling at Coppice Primary and Woodrush Secondary both of which are cited nearby on Shawhurst Lane. Education facilities are subject to confirmation from the Education Department. There is the benefit of local shops at Drakes Cross Parade and easy road access to the Alcester Road in Hollywood which in turn provides access to the M42 motorway and beyond forming the hub of the midlands motorway network.

The property is situated within easy access 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. 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.

Set back from the road via a paved driveway with side lawn, a composite front door with glazed side panels opens into the

### **PORCH**

Having recessed ceiling spot lights and UPVC door into the

### **HALLWAY**

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

### **LOUNGE**

**19'0 x 9'11 (5.79m x 3.02m)**



Having UPVC double glazed window to the front, two ceiling light points, central heating radiator and UPVC double glazed sliding patio doors into the

### **CONSERVATORY**



Having UPVC double glazed windows and double doors to the rear garden

### **REFITTED BREAKFAST KITCHEN**

**16'8 x 12'3 max (5.08m x 3.73m max)**



Having UPVC double glazed window and bi-fold doors to the rear garden, recessed ceiling spot lights, feature radiator and being refitted with a modern range of wall, drawer and base mounted storage units with work surface over incorporating inset sink and drainer with mixer tap, integrated induction hob with extractor over, double eye level oven, dishwasher, space for American fridge freezer, under bulk head cupboard and doors into the utility cupboard with plumbing for washing machine and





### GROUND FLOOR WC

Having recessed ceiling spot lights, low level WC, wash hand basin in vanity unit and UPVC double glazed window to the side

### LANDING

The first floor is approached from the entrance hallway by a staircase which leads to the LANDING with UPVC double glazed window to the front, ceiling light point and doors leading off to TWO DOUBLE BEDROOMS & REFITTED BATHROOM

### BEDROOM 1

**15'11 x 8'3 max (4.85m x 2.51m max)**



Having UPVC double glazed windows to the front, two ceiling light points, central heating radiator and built in wardrobe

### BEDROOM 2

**12'8 x 10'7 max (3.86m x 3.23m max)**

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

### REFITTED BATHROOM



Having P shaped bath with shower over and glazed side screen, low level WC, wash hand basin, ceramic wall and floor tiles, ceiling light point, heated towel rail and UPVC double glazed window to the rear

### SIDE GARAGE

**15'1 max x 10'3 (4.60m max x 3.12m)**

Having light and power, wall mounted central heating boiler and up and over door to the front driveway

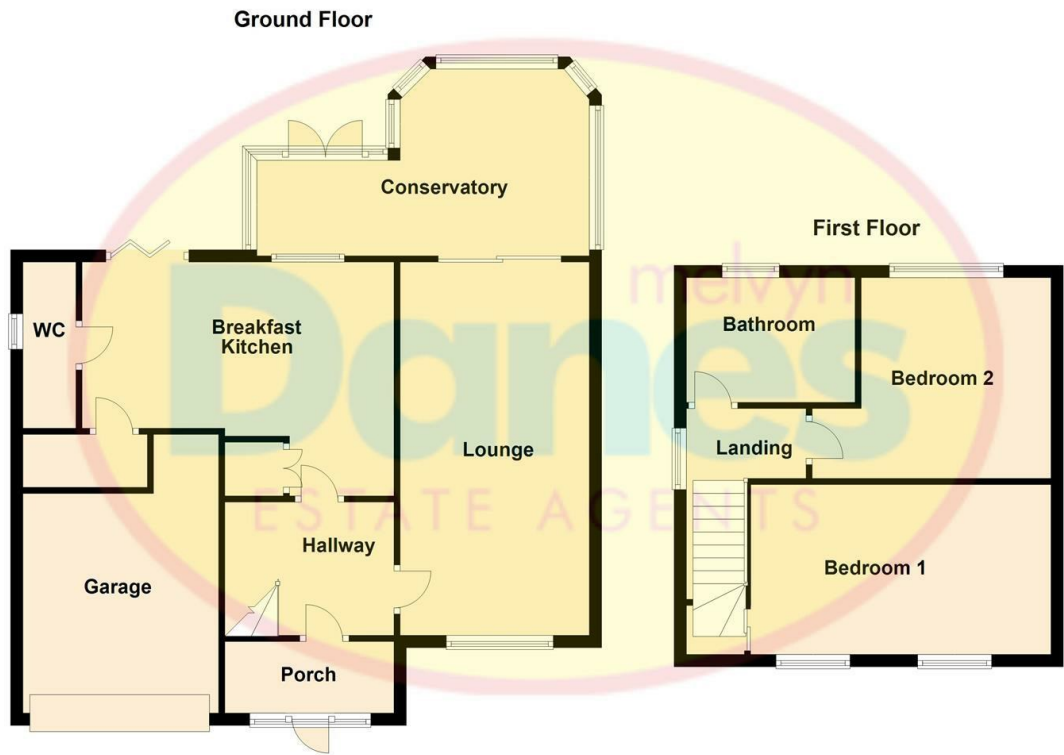
### REAR GARDEN



Having decked patio leading to lawn, timber summer house and shed 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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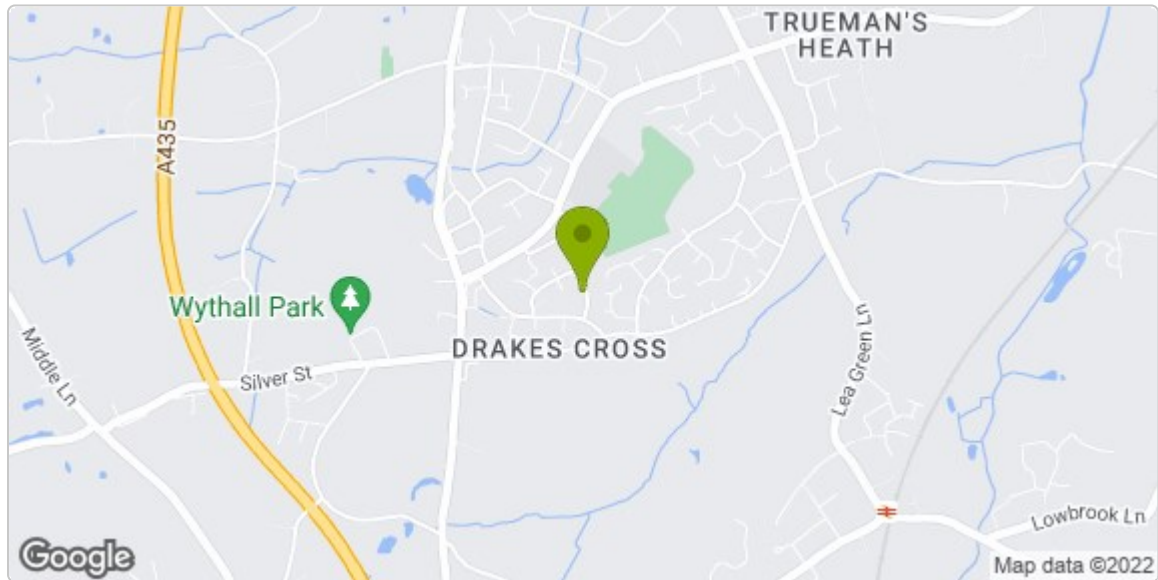
**TENURE** We are advised that the property is Freehold but as yet we have not been able to verify this.

**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**  
11 The Innage Hollywood B47 5HX

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC