



Danes
melvyn
ESTATE AGENTS



Description

Offering generous family accommodation in this popular location this very well presented and appointed four bedroom semi detached house is ideally situated to take advantage of the local amenities of Hollywood and Wythall,

There is the benefit of local shops at nearby Drakes Cross Parade and Hollywood Lane, and easy road access to the Alcester Road in Hollywood which in turn provides access to the M42 motorway forming the hub of the midlands motorway network..

The property is within easy access to Shirley, via Truemans Heath Lane, with its comprehensive shopping facilities and Maypole via the Alcester Road.

The nearby village of Wythall has its own railway station 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 full width block paved driveway, a UPVC double glazed front door opens into the porch and a further door opens into the hallway with staircase to the first floor accommodation and door into the generous lounge diner with patio doors to the rear garden and door into the refitted kitchen with integrated appliances and door into the utility with doors to the ground floor WC and large conservatory.

On the first floor there are four generous bedrooms, modern bathroom and separate WC.

The large rear garden has a paved patio leading to lawn with timber shed, fencing to boundaries and gated side access.



Accommodation

PORCH

HALLWAY

LARGE LOUNGE DINER

23'4 x 14'4 max (7.11m x 4.37m max)

MODERN REFITTED KITCHEN

10'11 x 10'9 (3.33m x 3.28m)

UTILITY

GROUND FLOOR WC

LARGE CONSERVATORY

16'2 x 11'5 (4.93m x 3.48m)

LANDING

BEDROOM 1

13'10 x 12'1 (4.22m x 3.68m)

BEDROOM 2

11'0 x 10'11 (3.35m x 3.33m)

BEDROOM 3

11'8 x 8'4 max (3.56m x 2.54m max)

BEDROOM 4

7'11 x 7'10 (2.41m x 2.39m)

MODERN BATHROOM

SEPARATE WC

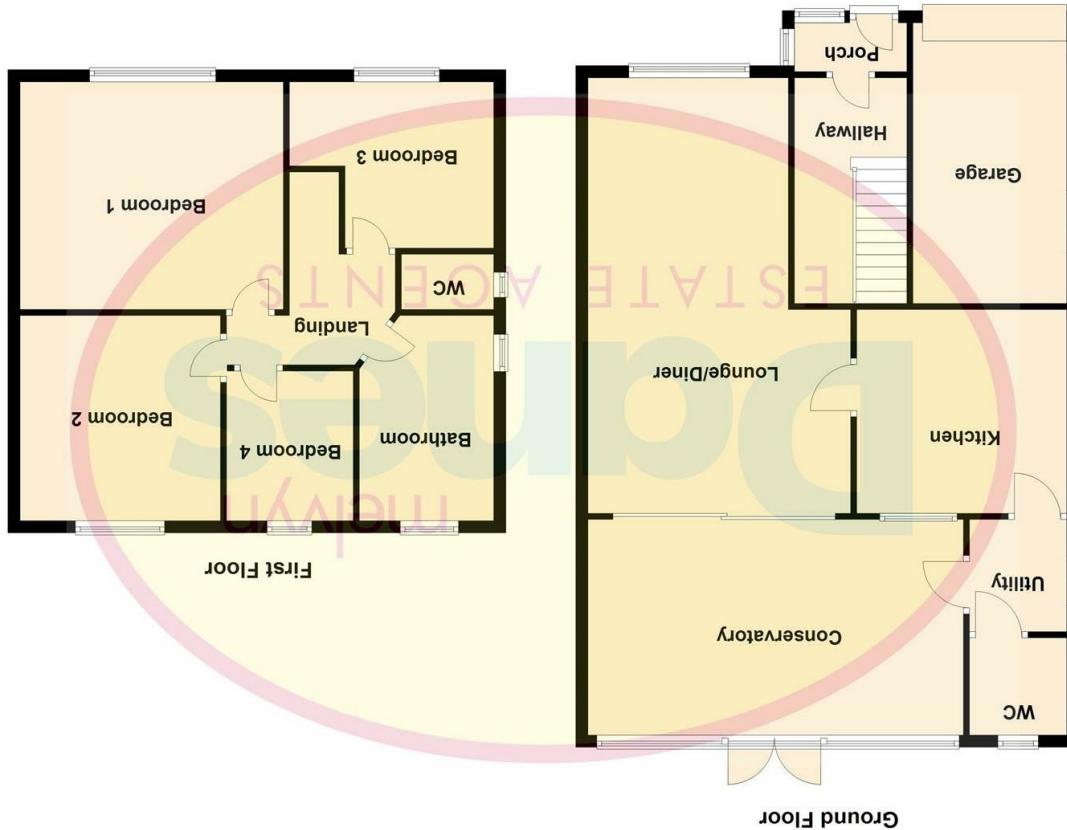
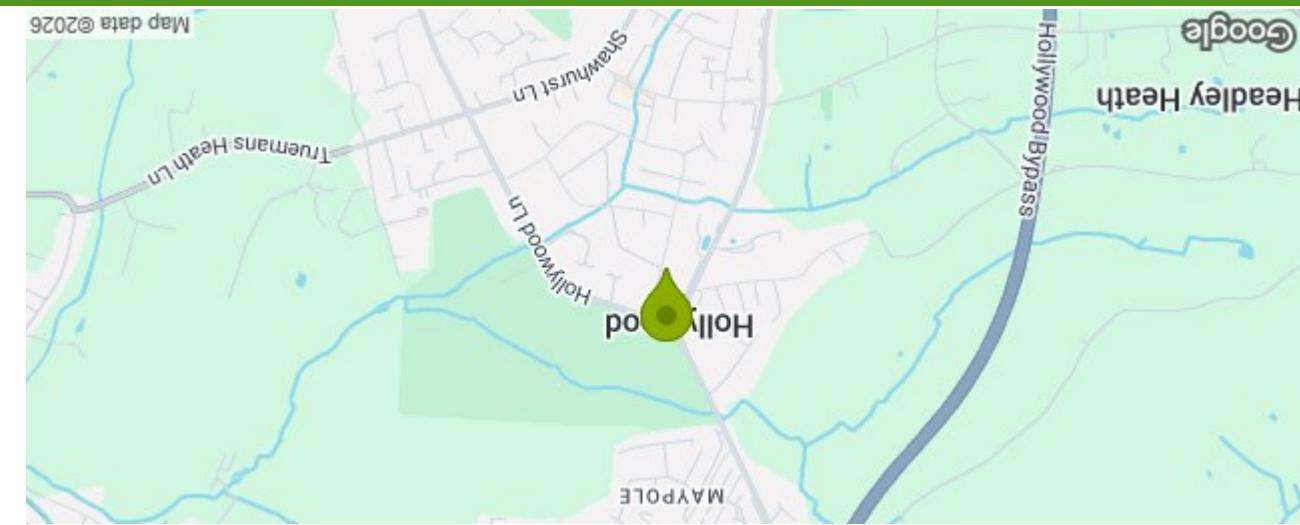
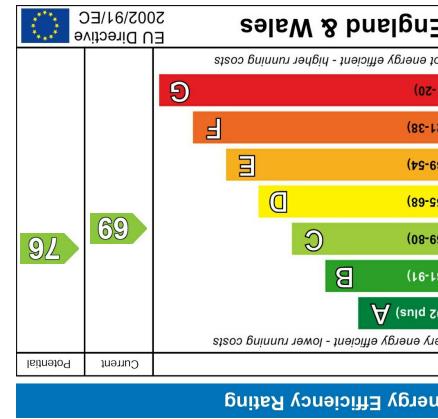
INTEGRAL GARAGE

15'4 x 8'3 (4.67m x 2.51m)

LARGE REAR GARDEN



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.



We may refer to **recommendation payables** (shown as a **referral fee**) for recommending services such as **homecare services and surverying**. We may receive a **commission payable** (shown as a **referral fee**) for the services of the **recommended provider**.

However, due to the nature of our business, we may need to request detailed information from vendors and intermediaries before accepting an order. In addition, we may need to request detailed information from companies that have not yet been granted a license to do business in our country. To avoid delays, we recommend that you contact us as soon as possible to request detailed information from companies that have not yet been granted a license to do business in our country. We will then be able to provide you with the necessary information to help you make an informed decision.

These particularities 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 detailed information in respect of all the legal and factual matters and information from their solicitor, licensed surveyor or surveyors if appropriate. The agent has not sought to verify the legality of the property and the buyer's must obtain written confirmation from their solicitor. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned 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 that they are in working order.

Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

BROADBAND: We understand that the standard broadband speed available is around 8 Mbps, however please note that results will vary depending on the type of speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 2000 Mbps. Data taken from [chekber.org.uk](http://www.chekber.org.uk) on 08/01/2026. Actual service availability at the property or speeds received may be different.

TENURE: We are advised that the property is FREEHOLD.