

A yellow oval logo with a green border. The word 'melvyn' is in a small, green, sans-serif font. Below it, 'Danes' is in a large, bold, green, sans-serif font. At the bottom, 'ESTATE AGENTS' is in a smaller, green, sans-serif font.

melvyn
Danes
ESTATE AGENTS

515
Walnut Cottage

Alcester Road
Hollywood
Offers Around £225,000

Description

An ideal location for this very well presented two bedroom terraced property close to the amenities of Hollywood & Wythall.

The property is located close to well regarded primary schooling at Coppice infant and junior and senior schooling at Woodrush which are both sited in Shawhurst Lane. (Education facilities are subject to confirmation from the Education Department).

Local shops can be found at Drakes Cross, May Lane and Maypole with Sainsburys and other large retailers and food outlets. There is easy access to Shirley via Truemans Heath Lane with its comprehensive shopping facilities including Parkgate and Asda.

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 and the Alcester Road gives access to Redditch, Birmingham and junction 3 of the M42 which forms the hub of the midlands motorway network.

A UPVC double glazed front door opens directly into the lounge with stairs to the first floor accommodation, a doorway gives access to the fitted kitchen and ground floor refitted shower room.

On the first floor there are two bedrooms. The delightful rear garden is private and mostly landscaped with gravel and flower borders.



Accommodation

LOUNGE

17'2 x 12'2 (5.23m x 3.71m)

FITTED KITCHEN

12'0 x 11'7 max (3.66m x 3.53m max)

GROUND FLOOR SHOWER ROOM

BEDROOM 1

12'5 x 8'0 (3.78m x 2.44m)

BEDROOM 2

9'2 x 9'1 (2.79m x 2.77m)

DELIGHTFUL COTTAGE STYLE REAR GARDEN



TENURE: We are advised that the property is freehold.

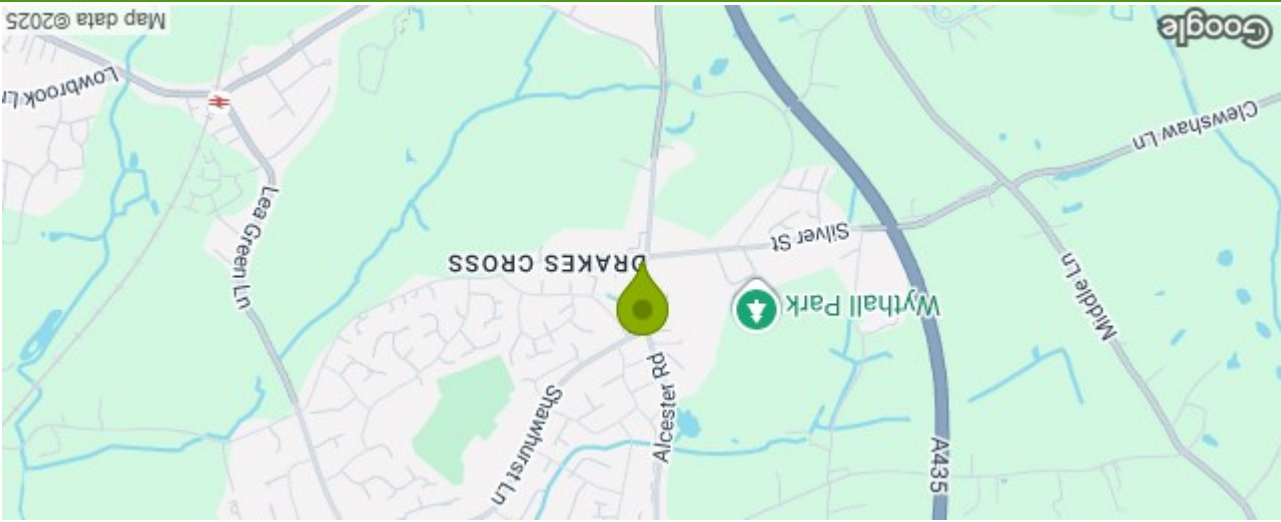
BROADBAND: We understand that the standard broadband download speed at the property is around 16Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Data taken from checker.ofcom.org.uk on 19/02/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have mobile coverage (data taken from checker.ofcom.org.uk on 05/02/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

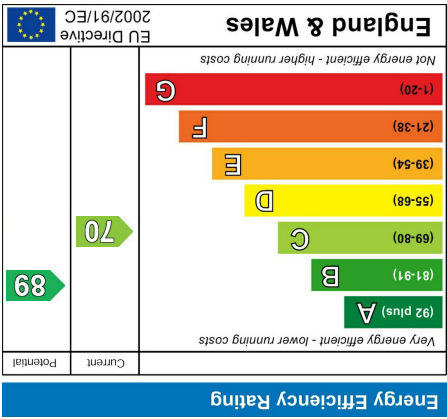
VIEWING: By appointment only with the office on the number below.

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.

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313 Alcester Road Hollywood Hollywood B47 5HJ
Council Tax Band: B



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.

