



303 ALCESTER ROAD, HOLLYWOOD, B47 5HJ

OFFERS AROUND £240,000

- LOUNGE
- REFITTED KITCHEN DINER
- REFITTED FIRST FLOOR BATHROOM
- CONVENIENT LOCATION
- DINING ROOM
- TWO DOUBLE BEDROOMS
- REAR GARDEN
- INTERNAL INSPECTION RECOMMENDED

This beautifully presented period mid terraced property is conveniently located for the amenities in Hollywood and 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 Alcster Road gives access to Redditch, Birmingham and junction 3 of the M42 which forms the hub of the midlands motorway network.

Set back from the road via a gated and gravel front courtyard, a composite front door opens into the

DINING ROOM

134' into bay x 12'0 (40.84m into bay x 3.66m)

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

LOUNGE

14'11 x 12'0 (4.55m x 3.66m)

Having UPVC double glazed window to the rear, feature fireplace with open cast iron fire, ceiling light point, central heating radiator, staircase rising to the first floor accommodation and door into the

REFITTED KITCHEN DINER

20'7 x 7'2 (6.27m x 2.18m)

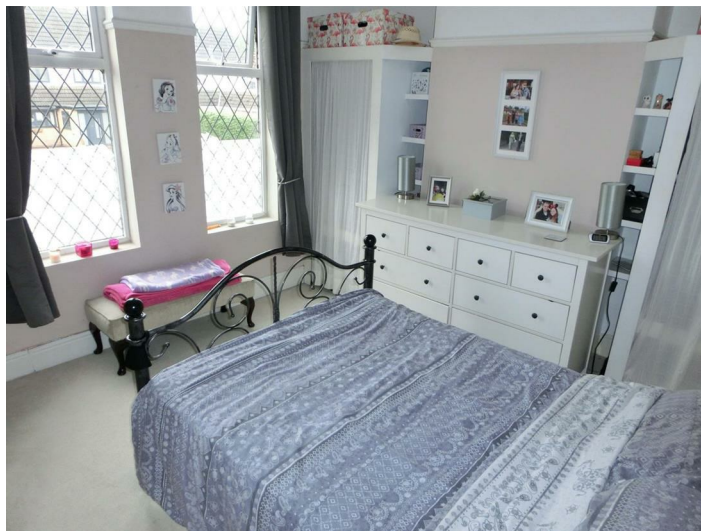
Having a modern range of wall and base units with oak butcher's block work surfaces over incorporating sink and drainer with mixer tap, four ring gas hob with extractor over and oven beneath, space for fridge freezer and washing machine, ceramic wall tiles, two ceiling light points, central heating radiator, UPVC double glazed window to the side and further window and door to the rear garden

LANDING

Having two ceiling light points and doors to the two double bedrooms and refitted bathroom

BEDROOM 1

12'0 x 11'4 (3.66m x 3.45m)



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

BEDROOM 2

11'11 x 8'10 (3.63m x 2.69m)



Having UPVC double glazed windows to the rear, ceiling light point, central heating radiator and over bulk head storage cupboard

REFITTED BATHROOM



Having free standing rolled top bath, shower over enclosure, pedestal wash hand basin, low level WC, full height ceramic wall, ceiling light point, central heating radiator and UPVC double glazed window to the rear

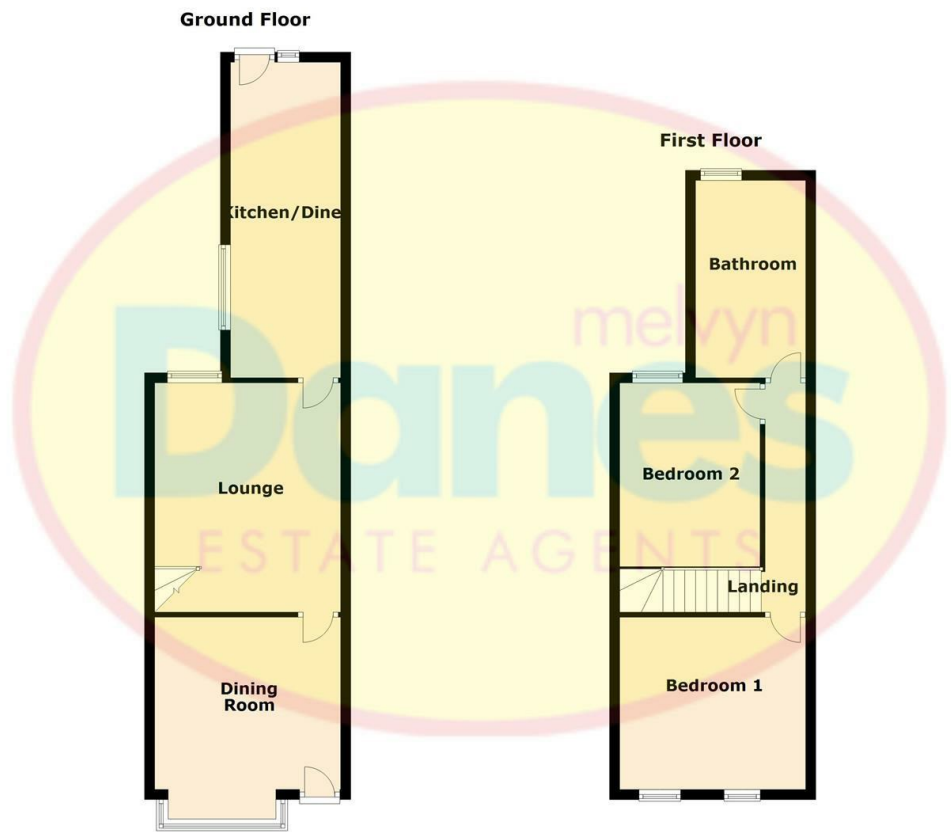
REAR GARDEN



Having side courtyard, paved patio leading to shaped lawn with flower and shrub borders, fencing to boundaries and shared gated side access

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.



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 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	