

The logo for Melvyn Danes Estate Agents is a yellow oval with a green border. The word "Danes" is written in a large, bold, green sans-serif font. Above it, "melvyn" is written in a smaller, lowercase green font. Below "Danes", "ESTATE AGENTS" is written in a smaller, uppercase green font.

melvyn
Danes
ESTATE AGENTS

A photograph of a two-story red brick house with a tiled roof. The house features a white double garage door, a white front door with a small porch, and several windows with white frames. A paved driveway leads to the garage. To the left, there is another brick building with a white garage door and a black bin. The sky is overcast.

Douglas Road
Hollywood
Offers Around £430,000

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



TENURE: We are advised that the property is FREEHOLD.

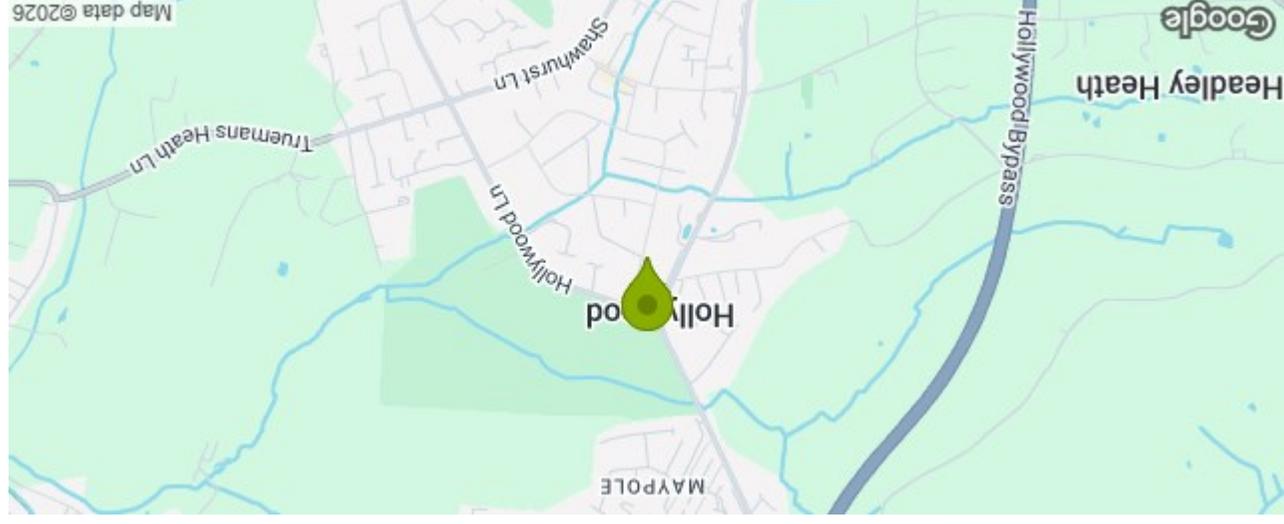
BROADBAND: We understand that the standard broadband download speed at the property is around 8 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 2000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

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 08/01/2026. 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.

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.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



26 Douglas Road Hollyod Hollyod B47 5JZ
Council Tax Band: D

Energy Efficiency Rating	
Very energy efficient - lower running costs	(92 plus) A
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	69
Potential	76
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.

