



## **1 FLAX CLOSE, HOLLYWOOD, B47 5HS**

**OFFERS IN EXCESS OF £210,000**

- PORCH
- LOUNGE DINER
- UTILITY & GROUND FLOOR WC
- REFITTED BATHROOM
- NO UPWARD CHAIN
- HALLWAY
- REFITTED KITCHEN
- THREE GENEROUS BEDROOMS
- FRONT & REAR GARDENS

Situated in this popular and convenient cul de sac location this well presented mid terraced 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 fenced foregarden with footpath leading to a UPVC double glazed front door into the

### **PORCH**

Having wall light point and UPVC double glazed door into the

### **HALLWAY**

Having turned staircase to the first floor accommodation, ceiling light point, central heating radiator and doors to the refitted kitchen and lounge diner

### **LOUNGE DINER**

**18'4 x 10'6 (5.59m x 3.20m)**



Having UPVC double glazed windows to the front and rear, two ceiling light points and two central heating radiators

### **REFITTED KITCHEN**

**11'6 x 9'4 (3.51m x 2.84m)**



Having a modern range of base units with work surfaces over incorporating sink and drainer with mixer tap, space for gas cooker, dishwasher and fridge freezer, recessed ceiling spot lights, ceramic wall tiles, wall mounted central heating boiler, UPVC double glazed window to the rear and door into the

### **UTILITY**

Having UPVC doors to the front and rear, ceiling light point and base units with space for washing machine

### **LANDING**

Having UPVC double glazed window to the front, ceiling light point, central heating radiator, loft access and doors to three bedrooms and refitted bathroom

### **BEDROOM 1**

**13'7 x 9'6 (4.14m x 2.90m)**



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

**BEDROOM 2**  
**12'1 x 9'6 (3.68m x 2.90m)**



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

**BEDROOM 3**  
**10'7 x 6'7 (3.23m x 2.01m)**



Having UPVC double glazed window to the front, ceiling light point, central heating radiator and built in cupboards

**REFITTED BATHROOM**



Having panelled bath, shower enclosure, wash hand basin in

vanity unit with low level WC with concealed cistern, full height ceramic wall tiles, recessed ceiling spot lights, heated towel rail and UPVC double glazed window to the front

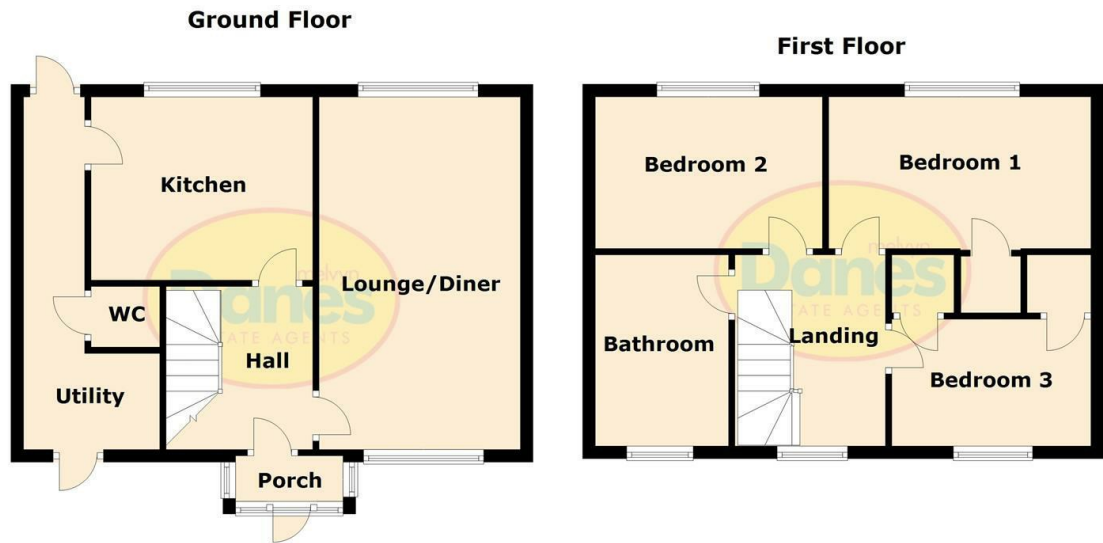
**REAR GARDEN**



Having paved patio leading to small lawn, fencing to boundaries and timber shed

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.

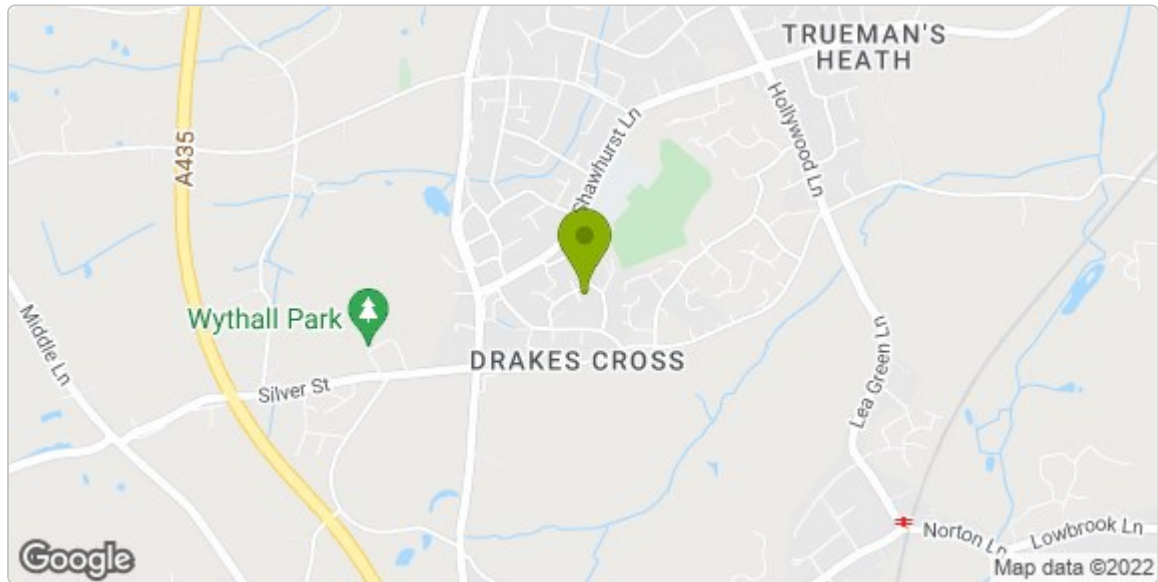


**TENURE** We are advised by the vendor that the property is Freehold.

**VIEWING** by appointment only please with the office on the number below.

**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.



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