



melvyn
Danes
ESTATE AGENTS

The Orchards
Hollywood
Offers Around £500,000

Description

A most private yet convenient location for this spacious detached bungalow ideally situated for the local amenities in Hollywood and Wythall.

The property is close to primary schooling at Coppice infant and junior and senior schooling at Woodrush Senior School which are sited within walking distance. (Education facilities are subject to confirmation from the Education Department).

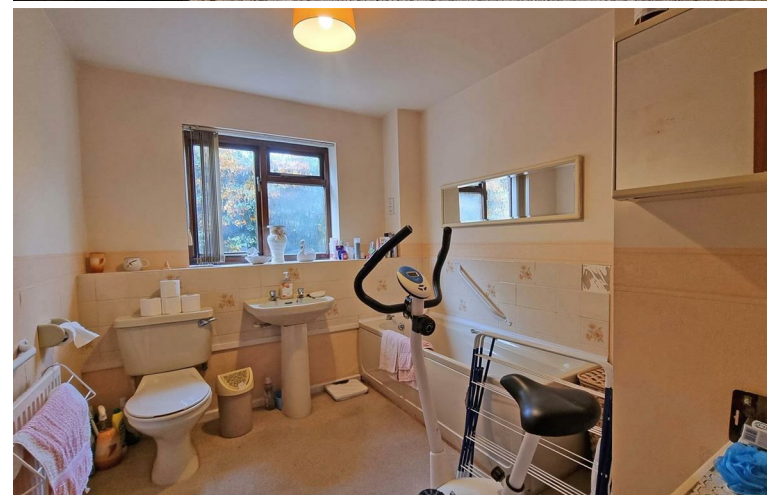
There are selection of local shops at both Drakes Cross and May Lane, doctos, library, cafe and gymnasium are all within walking distance. There is easy road access via the Alcester Road with Sainsburys at Maypole and down to the M42 motorway and beyond forming the hub of the midlands motorway network.

The neighbouring village of Wythall has its own railway station as well as nearby Whitlocks End offering commuter services between Birmingham and Stratford Upon Avon, local bus services provide access to Redditch, Birmingham, Shirley and Solihull Town Centres with their excellent shopping centres.

Set down a private driveway of just five detached properties with number 5 being the only bungalow, an extensive block paved driveway and lawned foregarden, with coniferous screening lead to a part glazed door opening into the spacious hallway with doors off to a large lounge diner with sliding patio doors and window to the rear garden, a further door leads into the kitchen.

From the hallway the master bedroom with en suite and three further double bedrooms and bathroom can be found.

The large rear garden has a private outlook with coniferous screening, patio area with ornamental pond leading to shaped lawn, greenhouse and access to both sides.



ENTRANCE HALLWAY

LARGE LOUNGE DINER

27'8 x 15'10 max (8.43m x 4.83m max)

KITCHEN

13'3 x 11'6 (4.04m x 3.51m)

MASTER BEDROOM

13'10 x 13'3 max (4.22m x 4.04m max)

EN SUITE

BEDROOM 2

13'9 x 8'9 (4.19m x 2.67m)

BEDROOM 3

13'0 x 8'5 (3.96m x 2.57m)

BEDROOM 4

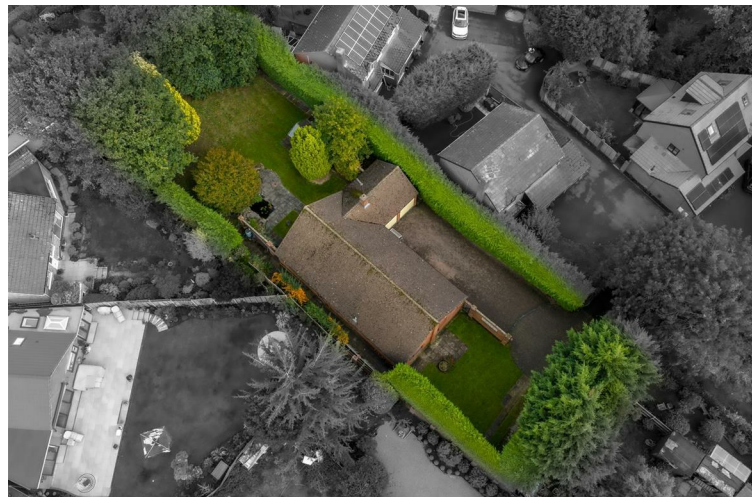
10'4 x 8'9 (3.15m x 2.67m)

BATHROOM

DOUBLE GARAGE

17'1 x 16'5 (5.21m x 5.00m)

LARGE PRIVATE REAR GARDEN



TENURE: We are advised that the property is freehold.

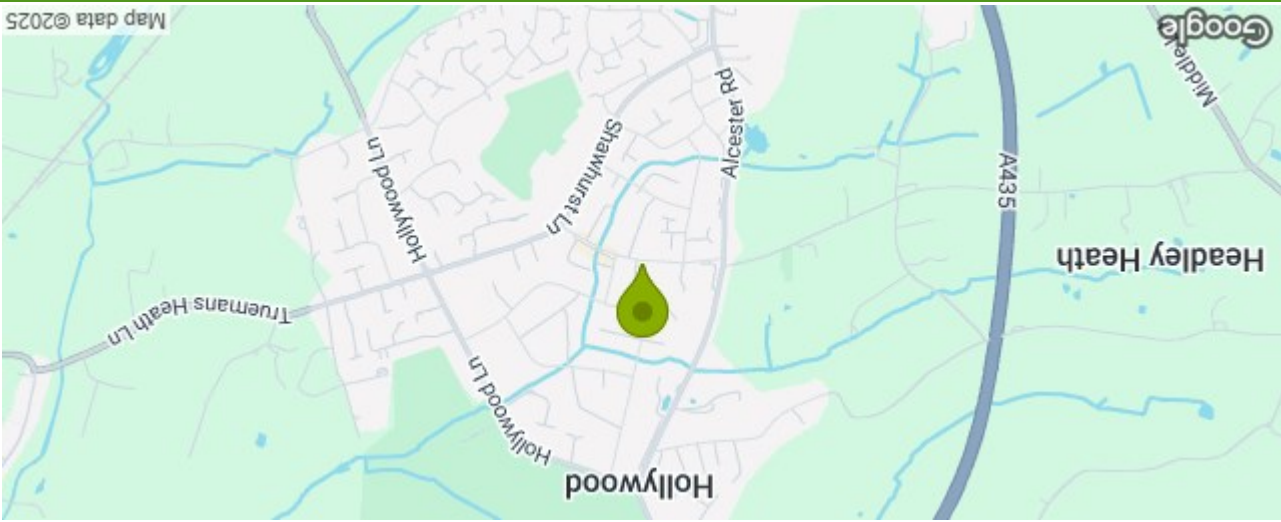
BROADBAND: We understand that the standard broadband download speed at the property is around 9 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 2000 Mbps. Data taken from checker.ofcom.org.uk on 18/09/2025. 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 18/09/2025. 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.

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 a purchase administration fee of £25 inclusive of VAT to cover these checks.

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.



5 The Orchards Hollywood B47 5NZ
Council Tax Band: E

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

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.