



**melvyn
Danes**
ESTATE AGENTS

Pearmans Croft

Hollywood

Offers Around £350,000

Description

Situated in this convenient cul de sac location this superbly presented semi detached house is ideally appointed for the local amenities with great potential to extend into the side tandem garage and store for office space, gym or home business subject to approval.

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).

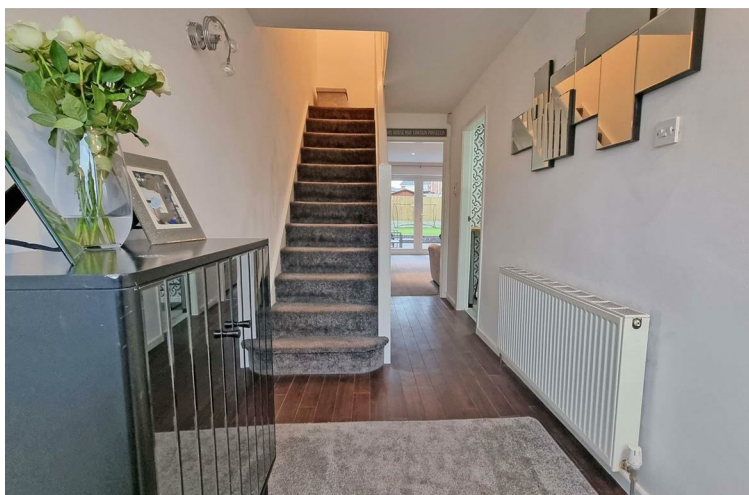
There are local shops at both Drakes Cross and May Lane, a medical centre, library and easy road access via the Alcester Road to the M42 motorway and beyond forming the hub of the midlands motorway network.

The neighboring 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.

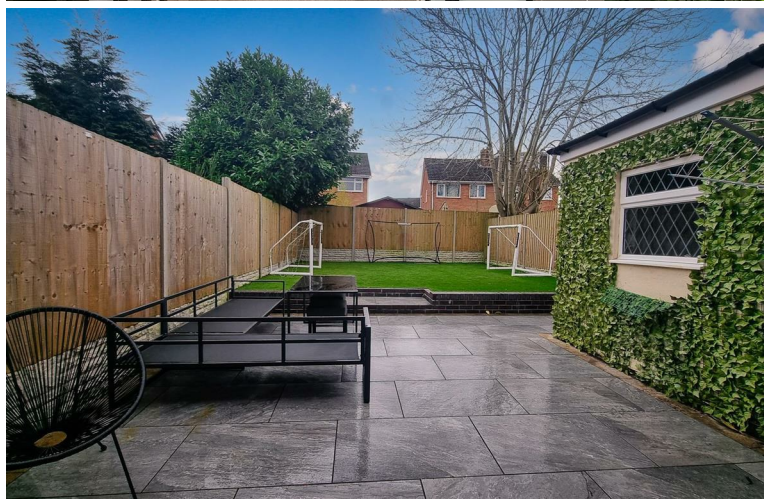
Set back from the road via a gravel and tarmacadam driveway, a UPVC double glazed door opens into the hallway with stairs to the first floor accommodation and doors into the refitted kitchen and lounge diner.

On the first floor there are three bedrooms and a refitted shower room.

The rear garden has been recently landscaped with paved patio area, artificial lawn and courtesy door to the tandem garage.



Accommodation



TENURE: We are advised that the property is freehold.

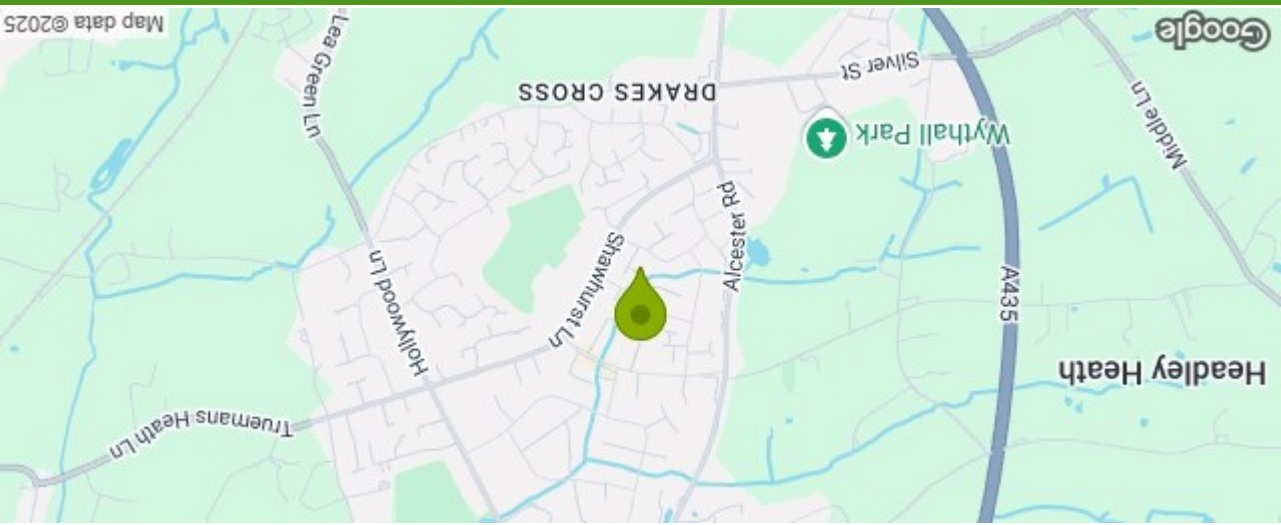
BROADBAND: We understand that the standard broadband download speed at the property is around 14Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Data taken from checker.ofcom.org.uk on 14/03/2025. 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 14/03/2025). 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.

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 intending purchasers, we may use approved external services which review publicly available information on companies and individuals. 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. 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 the sale.



19 Pearmans Croft Hollywood Birmingham B47 5ER
Council Tax Band: C

Energy Efficiency Rating		
Very energy efficient - lower running costs	A (92 plus)	
	B (81-91)	
Not energy efficient - higher running costs	C (69-80)	
	D (55-68)	
	E (39-54)	
	F (21-38)	
	G (1-20)	
England & Wales		
EU Directive 2002/91/EC		
Potential	85	
Current	72	

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.

