



# Simon Road, Hollywood

## Offers Around £380,000

- PORCH
- LOUNGE DINER
- THREE DOUBLE BEDROOMS
- INTEGRAL GARAGE
- FRONT DRIVEWAY
- HALLWAY
- KITCHEN
- BATHROOM & SEPARATE WC
- REAR GARDEN
- NO UPWARD CHAIN

Situated in this most convenient location, this traditional detached house is ideally located for the local amenities of Hollywood and Wythall. The property is close to well regarded primary schooling at Coppice infant and junior and senior schooling at Woodrush School which are both sited in nearby Shawhurst Lane. (Education facilities are subject to confirmation from the Education Department). Local shops can be found on May lane.

There is easy road access via the Alcester Road in Hollywood which in turn provides access to the M42 motorway and beyond forming the hub of the midlands motorway.

Local buses provide access from Redditch and into Birmingham town center and the surrounding suburbs. The nearby village of Wythall has its own railway station offering commuter services between Birmingham and Stratford Upon Avon.

Set back from the road via a front driveway with side lawn, a UPVC double glazed door opens into the

### **PORCH**

Having tiled floor and part glazed door into the

### **HALLWAY**

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

### **LOUNGE DINER**

**21'9 x 14'1 max (6.63m x 4.29m max)**

Having UPVC double glazed window to the front and sliding double glazed doors to the rear, two ceiling light points, two central heating radiators and fireplace with inset gas fire

### **KITCHEN**

**10'3 x 10'0 max (3.12m x 3.05m max)**



Having wall and base units with work surfaces over, inset sink and drainer, space for cooker and washing machine, ceiling light point, storage cupboards, UPVC double glazed window to the rear and door into the side porch

### **GROUND FLOOR WC**

Having low level WC

### **LANDING**

Having UPVC double glazed window to the front, ceiling light point, loft access and door to three double bedrooms, shower room & separate WC

### **BEDROOM 1**

**14'10 x 9'10 max (4.52m x 3.00m max)**

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

### **BEDROOM 2**

**12'0 x 11'10 (3.66m x 3.61m)**

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

### **BEDROOM 3**

**12'10 x 8'2 (3.91m x 2.49m)**

Having UPVC double glazed window to the front and single glazed to the side, ceiling light point and central heating radiator

### **BATHROOM**



Having panelled bath, shower enclosure, pedestal wash hand basin, ceramic wall and floor tiles, ceiling light point, central heating radiator, airing cupboard and UPVC double glazed window to the rear

### **SEPARATE WC**

Having low level WC, ceiling light point and window to the rear

### **INTEGRAL GARAGE**

**16'2 x 8'2 (4.93m x 2.49m)**

Having light and power, window and door to the side and double doors to the front driveway

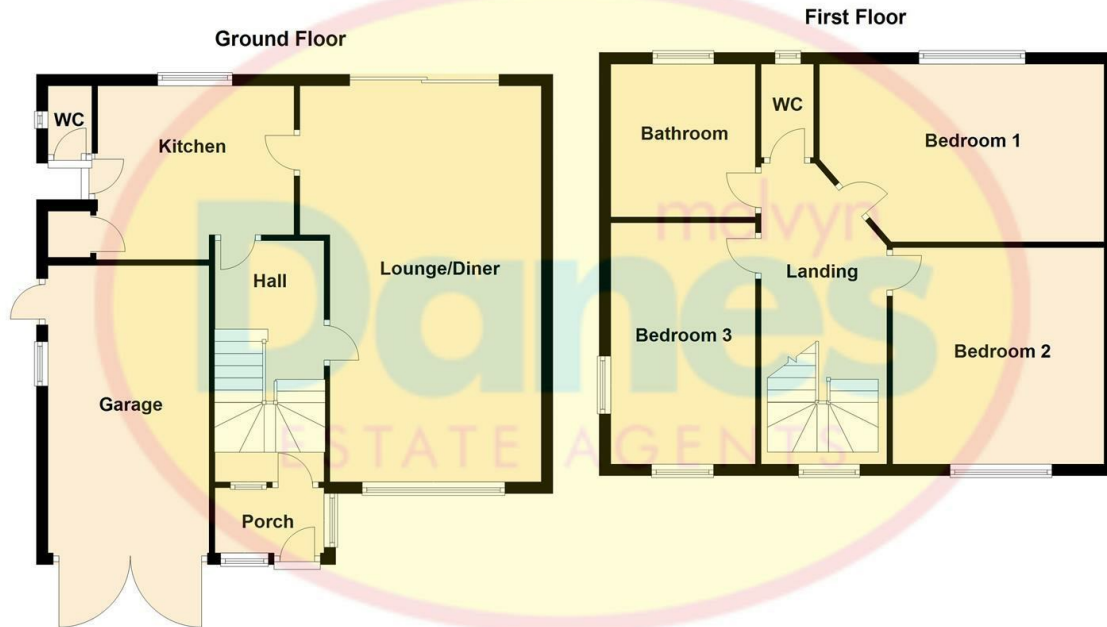
### **REAR GARDEN**



Having paved patio leading to lawn with flower and shrub rear borders, timber shed, brick store, fencing to boundaries and 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.



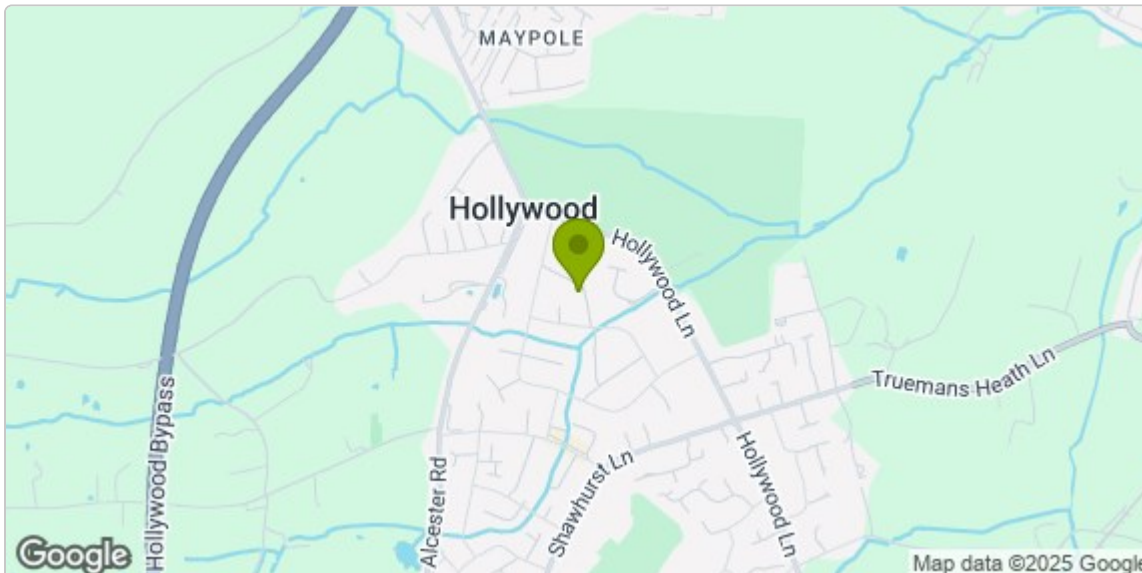
**TENURE:** We are advised that the property is Freehold

**COUNCIL TAX BAND:** E

**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:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
41 Simon Road Hollywood  
B47 5LH

**Council Tax Band:** E

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