



melvyn
Danes
ESTATE AGENTS

Lynbrook Close

Hollywood

Offers Around £400,000

Description

Lynbrook Close is a pleasant cul de sac made up of modern Bryant's built houses built alongside a small stream at the entrance which is a tributary to the River Cole.

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 block paved front driveway, a part glazed composite front door opens into the porch with further door into the hallway with stairs to the first floor accommodation and oak doors into the study and lounge with box bay window to the front and oak door into the superb extended and refitted kitchen diner with central island and oak door to the utility with WC and window and bi fold doors to the rear garden.

On the first floor landing there are oak doors to three bedrooms and refitted bathroom.

The rear garden has a paved patio leading to lawn with fencing to boundaries and gated side access



Accommodation

PORCH

HALLWAY

STUDY

9'6 x 7'10 (2.90m x 2.39m)

LOUNGE

15'2 x 12'8 max (4.62m x 3.86m max)

EXTENDED & REFITTED KITCHEN

DINER

24'2 x 14'8 max (7.37m x 4.47m max)

UTILITY WITH WC

LANDING

BEDROOM 1

14'8 x 9'10 max (4.47m x 3.00m max)

BEDROOM 2

11'3 x 9'5 (3.43m x 2.87m)

BEDROOM 3

9'10 x 6'10 (3.00m x 2.08m)

REFITTED BATHROOM

REAR GARDEN



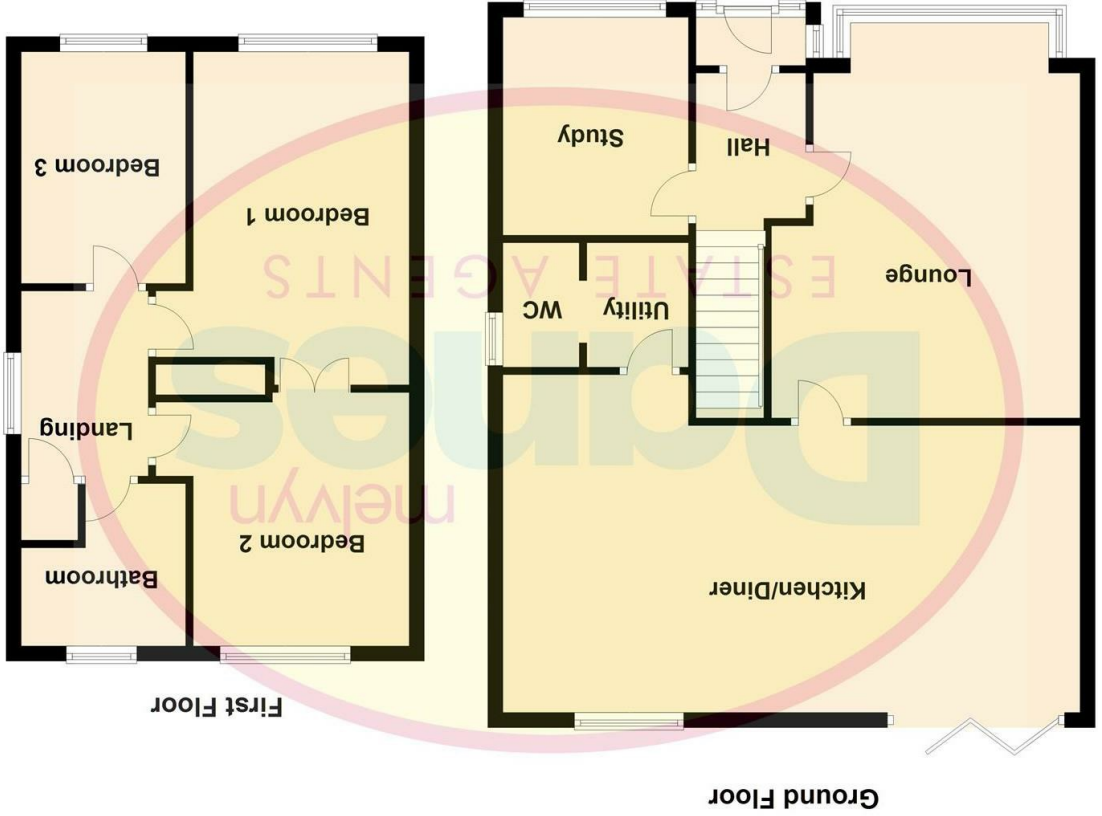
TENURE: We are advised that the property is Freehold

COUNCIL TAX BAND: D

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.



24 Lynbrook Close Hollywood B47 5PU
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	
EU Directive	2002/91/EC
Current	83
Potential	70

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.

