



melvyn
Danes
ESTATE AGENTS



Description

Hollywood Works Close forms part of 'The Acorns' development constructed by Miller Homes and Persimmon Homes in 2016. This particular property was built by Miller and is situated in this small cul-de-sac of mostly detached houses on the edge of the development.

Situated in an ideal location close to Shirley Railway Station which offers commuter services to Birmingham City Centre and Stratford Upon Avon. There are also bus services that run from the station and indeed along Aqueduct Road.

Schooling is catered for at Mill Lodge Infant School and Peterbrook Junior School; whilst secondary schooling can be found at Lighthall School in Shirley. (All school catchments are subject to confirmation by the local education authority).

Local shops can be found on nearby Haslucks Green Road (opposite the station) and the town centre of Shirley can be found some 2 miles away where there is a choice of larger supermarkets and speciality stores.

For those looking to take advantage of the Midlands Motorway Network you can access the M42 at junction 3 at Earlswood and junction 4 at Shirley - both approximately 4 miles distant from the house.

This beautifully presented semi detached house offers well proportioned accommodation that benefits from a ground floor WC, lounge dining room, kitchen, three bedrooms, an en suite shower room and family bathroom. Outside there is a landscaped easy maintenance rear garden and driveway parking to the front. Early viewing is recommended to avoid disappointment.



Accommodation

FRONT DRIVEWAY

CANOPY PORCH

RECEPTION HALLWAY

GUEST CLOAKS WC

LOUNGE DINER

16'8" max x 14'7" max (5.08m max x
4.45m max)

KITCHEN

10'5" x 7'5" (3.18m x 2.26m)

FIRST FLOOR LANDING

BEDROOM ONE

10'6" x 8'2" + door recess (3.20m x
2.49m + door recess)

EN SUITE SHOWER ROOM

BEDROOM TWO

10'9" x 7'5" (3.28m x 2.26m)

BEDROOM THREE

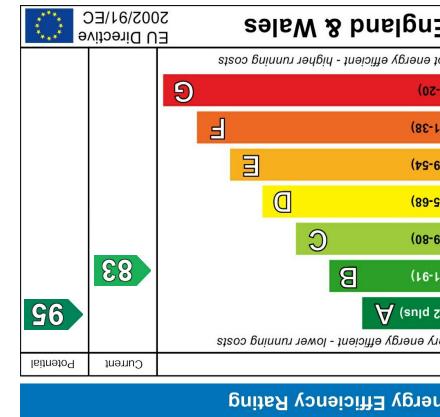
7'2" x 7'0" (2.18m x 2.13m)

FAMILY BATHROOM

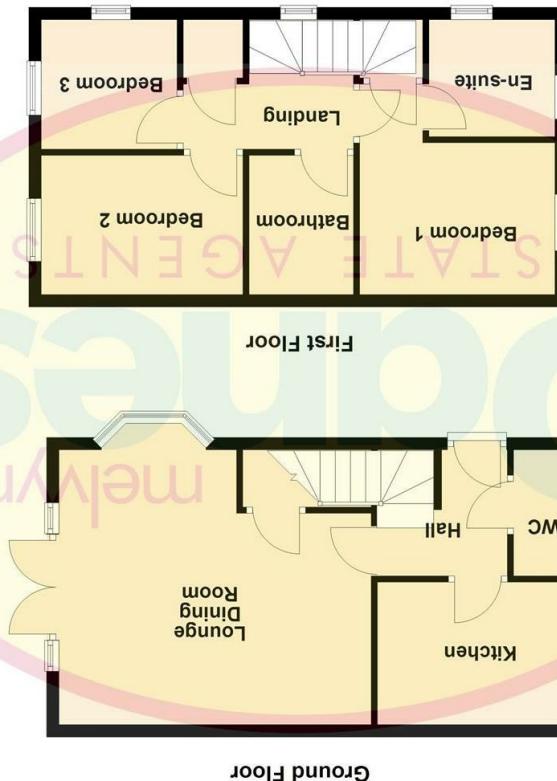
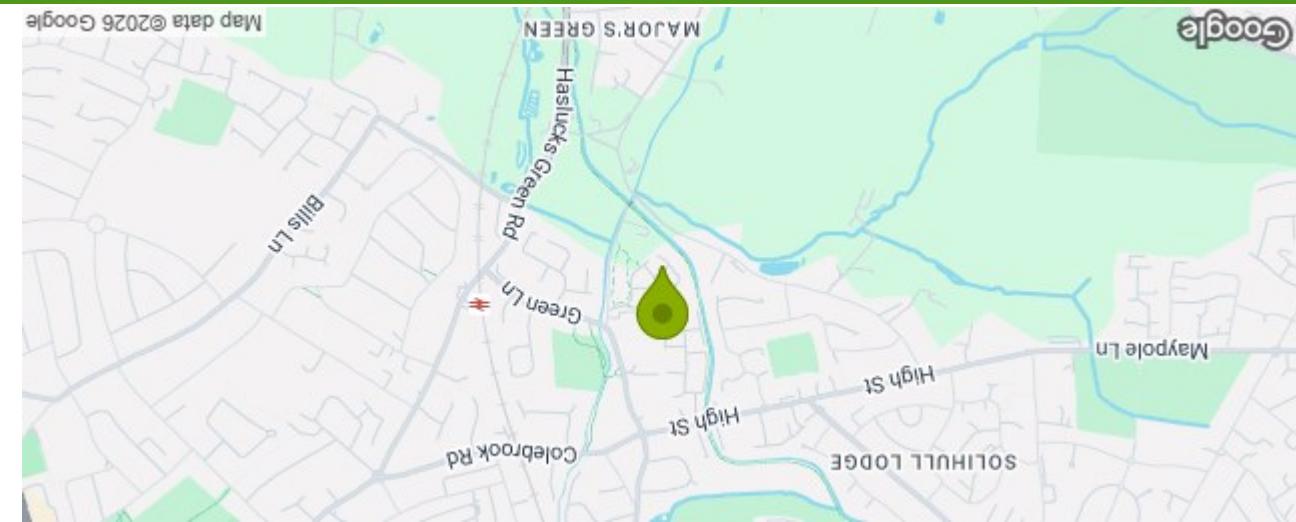
REAR GARDEN



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.



44 Hollywood Works Close Shirley Solihull B90 1EP
Council Tax Band: D



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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. Licenses
conveyance of Surveyors is 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.

16/07/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

BROADBAND: We understand that the standard broadband download speed at the property is around 6 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.org.uk on 16/07/2025. Actual service availability at the property or speeds received may be different.

ENDURE: We are advised that the property will be freehold upon completion.