



**melvyn**  
**Danes**  
ESTATE AGENTS

**Hollywood Works Close**  
**Shirley**  
**Offers Around £335,000**



## 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.

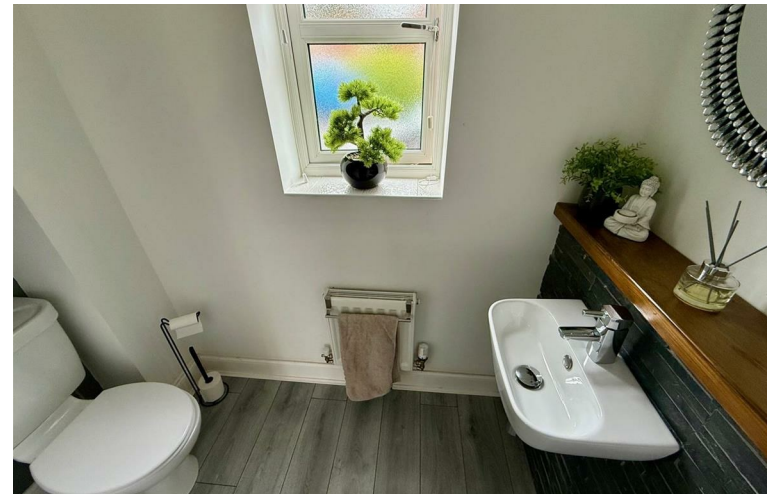
Situated in an ideal location close to Shirley Railway Station which offers commuter services to Birmingham City Centre and Stratford Upon Avon. There are also bus services that run from the station and indeed along Aqueduct Road.

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.





**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**

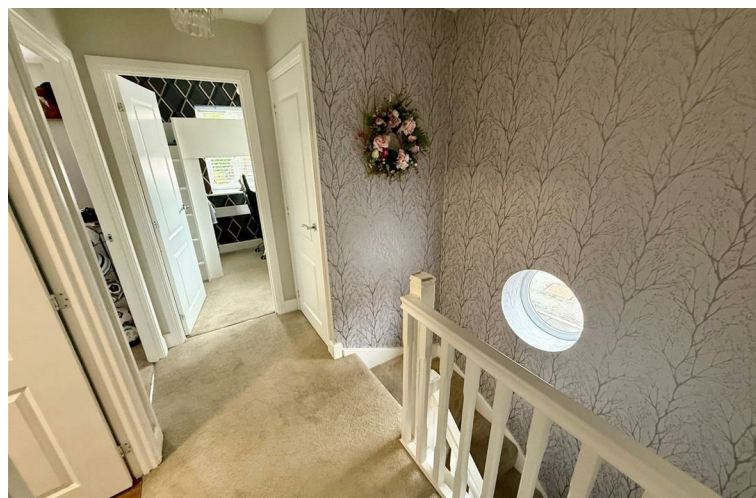
10'9" x 7'5" (3.28m x 2.26m)

**BEDROOM THREE**

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

**FAMILY BATHROOM**

**REAR GARDEN**





TENURE: We are advised that the property will be Freehold upon completion.

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.ofcom.org.uk on 16/07/2025. Actual service availability at the property or speeds received may be different.

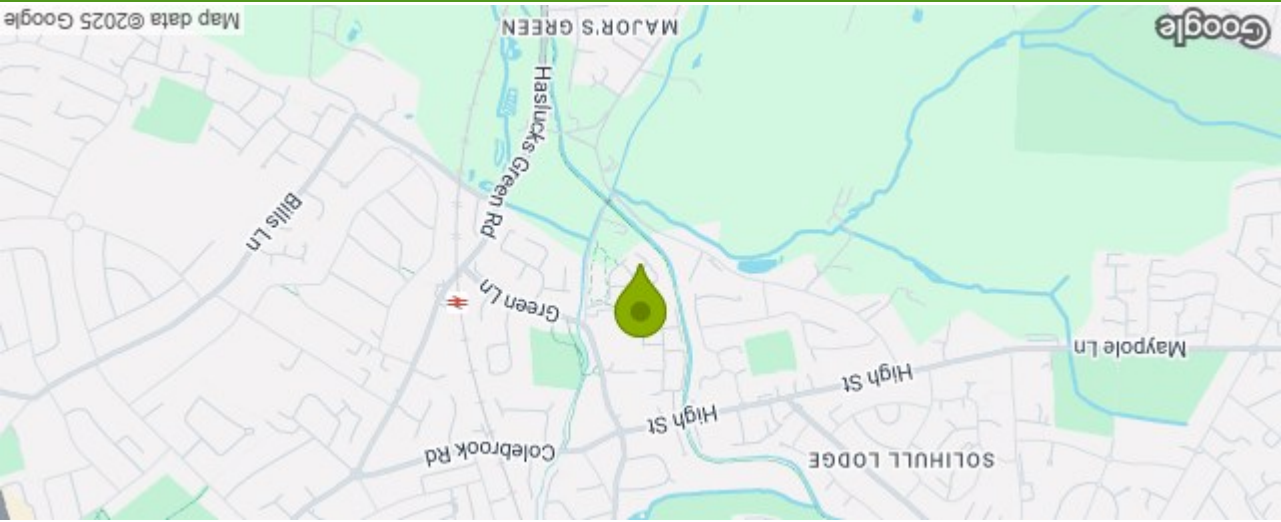
MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 16/07/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below.

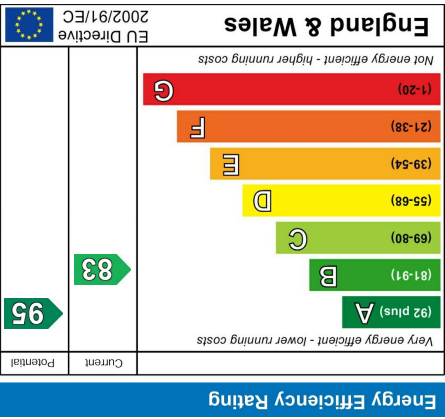
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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 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.



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



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.