



melvyn  
**Danes**  
ESTATE AGENTS

**Douglas Road  
Hollywood  
Offers Around £475,000**

# Description

This substantial extended corner detached house is ideally placed on this popular development located between Hollywood Lane and May Lane.

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 Trueman's 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.

Occupying a generous corner plot (which offers ample further extension potential subject to the necessary planning permissions) this superb family home has been in the same ownership in excess of 40 years and has been extended already to enlarge the kitchen and lounge. The property benefits from solar panels that help reduce the running costs of the property, has a useful loft storage space with ladder and to the rear is a generous double garage with driveway. On the first floor there are three generous double bedrooms and a family bathroom.

There are mature gardens to three sides and the whole requires immediate internal inspection to appreciate the space of the accommodation on offer.



# Accommodation

**SCREENED FOREGARDEN**

**PORCH ENTRANCE**

**WELCOMING RECEPTION HALL**

**GUEST CLOAKS WC**

**EXTENDED LOUNGE**

23'0" max x 14'5" max into bay (11'5" min)

**DINING ROOM**

15'6" into bay x 12'1"

**EXTENDED KITCHEN**

23'2" x 7'9" overall

**SIDE PORCH**

**FIRST FLOOR LANDING**

**BEDROOM ONE**

14'0" x 12'1"

**BEDROOM TWO**

12'0" x 9'0"

**BEDROOM THREE**

11'9" x 8'0"

**BATHROOM**

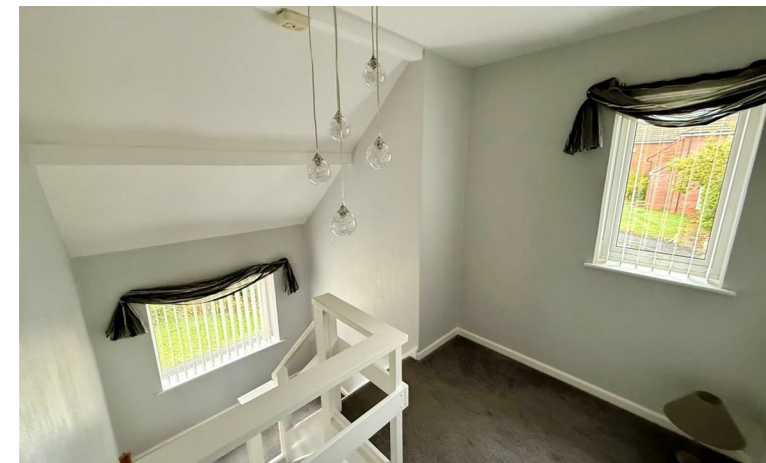
**REAR & SIDE GARDENS**

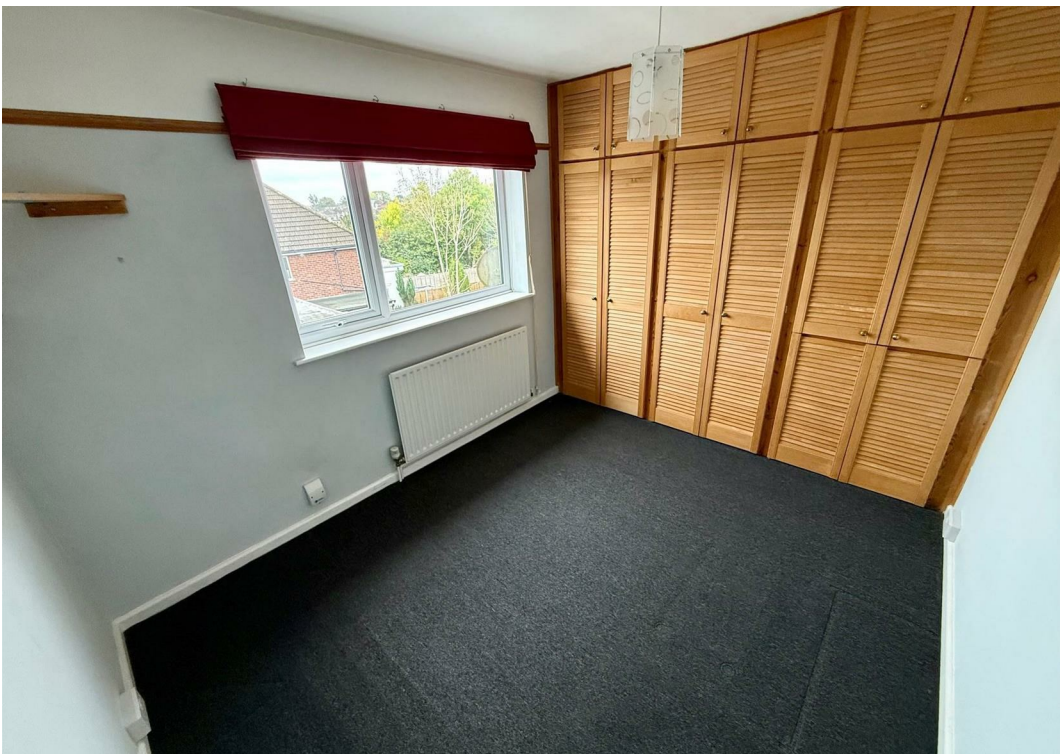
**DETACHED DOUBLE GARAGE**

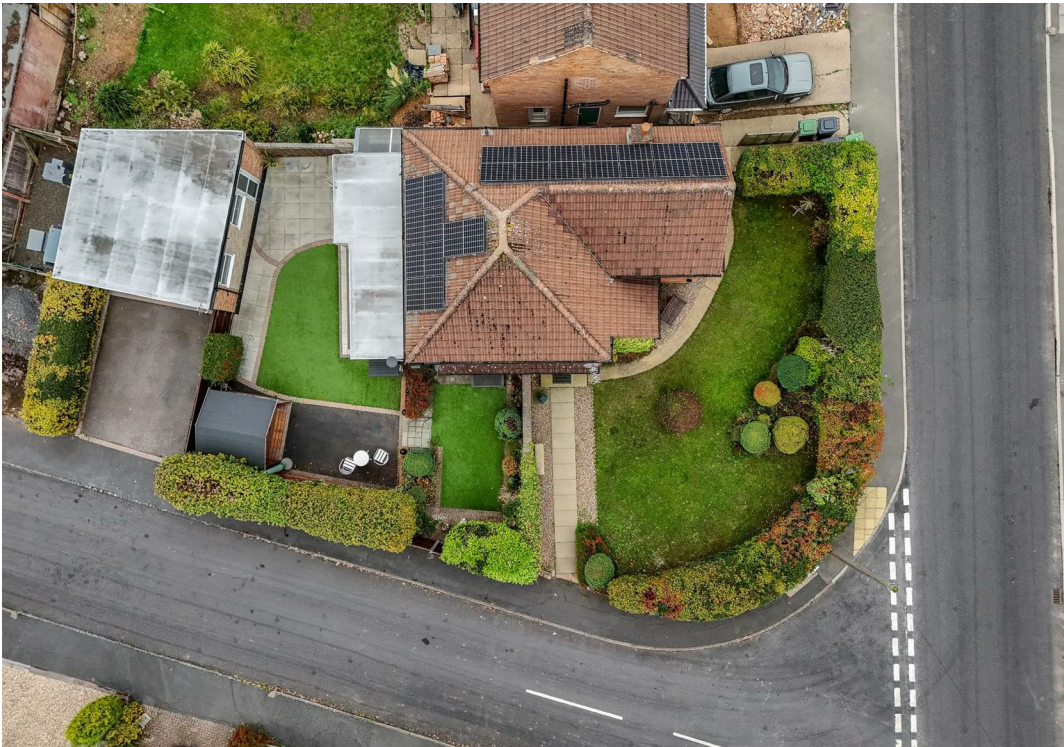
19'3" max x 16'4"

**AGENTS NOTE**

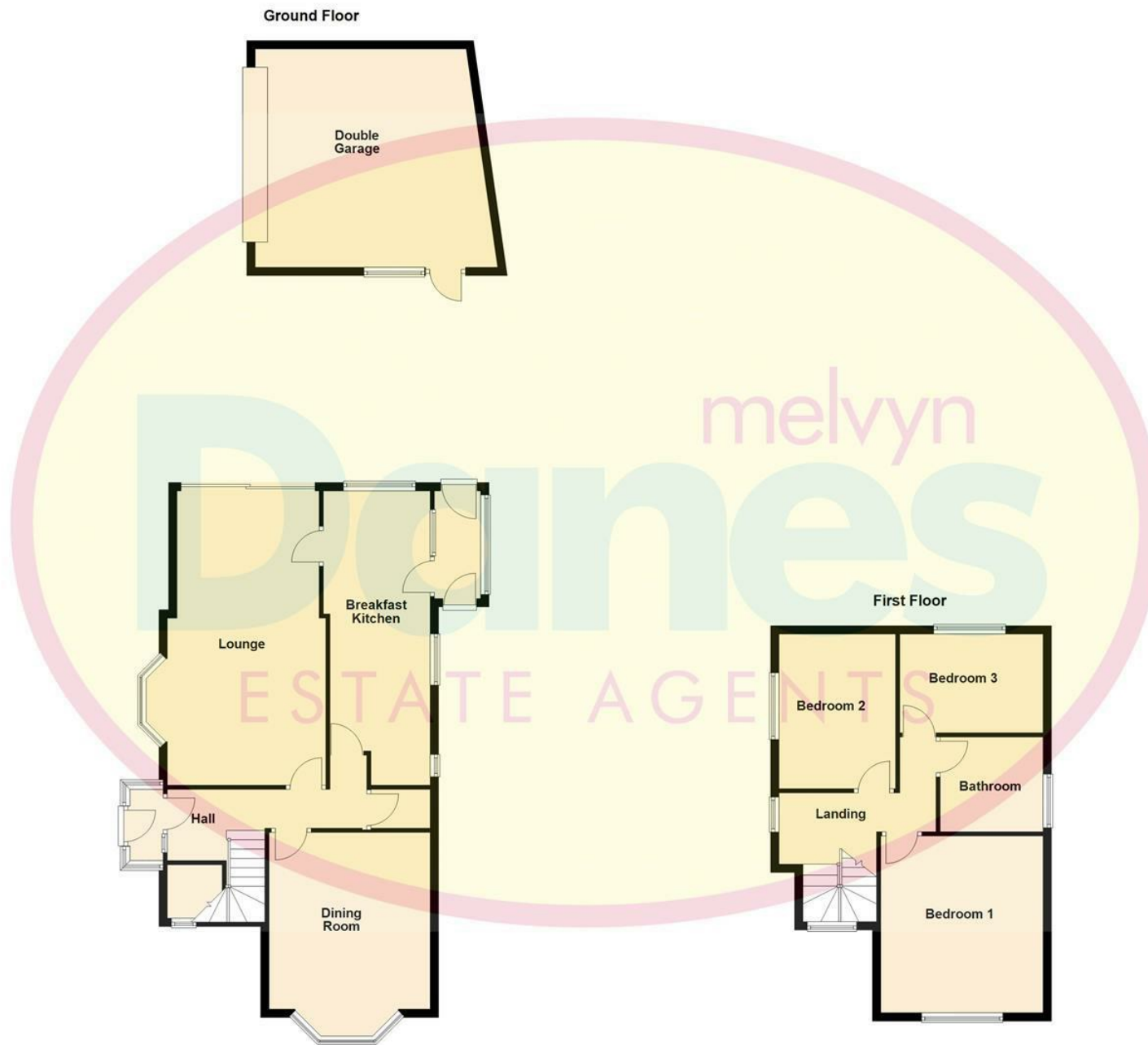
To the side of the garage is a small electricity substation with secure gates. The garage rear wall was subject to impact damage many years ago and the vendor has provided a report to confirm that it can be repaired and is not a structural issue











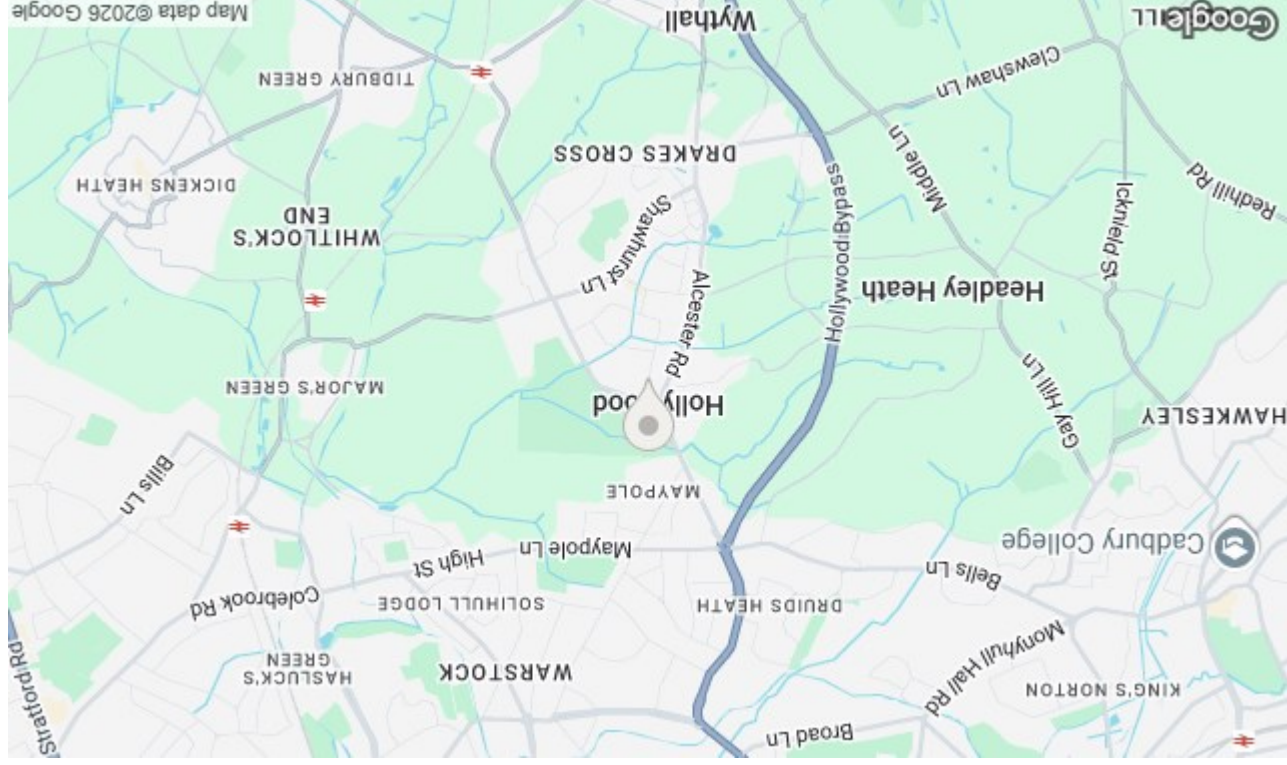
Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

TENURE: We are advised that the property is Freehold.

**BROADBAND:** We understand that the standard broadband download speed at the property is around 16 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 14/10/2025.

**MOBILE:** There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors. (data taken from checker.ofcom.org.uk on 14/10/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

**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.



## 23 Douglas Road Hollywood Birmingham B47 5JY Council Tax Band: E

