



3 Woodleaves

Hollywood, Birmingham, B47 5BW

Offers Over £320,000



Lovely three bedroom semi-detached home located in the popular cul-de-sac location just off Dark Lane in Hollywood, this well presented and extended home is conveniently located for all the local amenities of Hollywood and Wythall, good local schooling and with local bus services operate along the main Alcester Road giving access to Redditch, Birmingham City Centre and the surrounding suburbs. There are railway stations at Whitlocks End and Wythall offering services to Birmingham and Stratford-upon Avon and close motorway links. The property benefits from central heating, double glazing and the accommodation consists of; Off road parking for multiple vehicles, hallway, dining room, kitchen, living room and access to a well maintained rear garden. To the first floor there are three bedrooms and a family bathroom. Energy Performance Certificate - D. To arrange your viewing to fully appreciate this lovely home please contact our Moseley office.



Approach

This property is approached via a tarmac driveway with side decorative border, giving front to rear access, and a double glazed UPVC door with accompanying side opaque window opening in to:

Hallway

With stairs giving rise to first floor accommodation, wood effect floor covering, central heating radiator, ceiling spot lights, double glazed opaque window to side access, and door opening in to:

Dining Room/Study

7'2" x 14'7" (2.19m x 4.45m)

With continued wood effect floor covering, double glazed window facing out on to the front aspect, central heating radiator, ceiling spot lights, and further door opening in to:

Kitchen

5'11" x 18'2" (1.81m x 5.56m)

With tiled surround and floor covering, central heating radiator and ceiling spot lights. Cream wall and base units with wooden oak work surfaces, one and a half bowl sink and drainer with mixer tap over. Integrated 'AEG' cooker and electric, hob with extractor fan over. Built-in dishwasher and space facility for washing machine and fridge/freezer. Additional oak base unit for useful storage, double glazed window facing out to the rear aspect and a

double glazed opaque patio door which opens out to the side passage for rear garden access and door opening into to:

Living Room

18'1" x 10'2" (5.53m x 3.10m)

With central heating radiator, ceiling light point, and coving to ceiling. Gas fireplace comprising of a tiled hearth, wooden surround and mantelpiece and double glazed patio door with accompanying window leading out to the garden.

First Floor Accommodation

With stairs giving rise to the first floor landing with ceiling light point, access to bedrooms one and two, and pull down ladders giving rise to the loft which homes the wall mounted 'Worcester' boiler.

Bedroom One

13'11" x 10'7" (4.25m x 3.24m)

With central heating radiator, ceiling light point, double glazed window to the rear aspect and built-in wardrobes providing useful storage space.

Bedroom Two

8'5" x 13'0" (2.58m x 3.98m)

With double glazed window to the front aspect, central heating radiator and ceiling light point.

Bedroom Three

10'1" x 7'10" max (3.09 x 2.40 max)

With double glazed window to the front aspect, central heating radiator, ceiling light point and door opening into over stairs storage cupboard providing useful storage.

Bathroom

5'5" x 10'7" (1.67m x 3.25m)

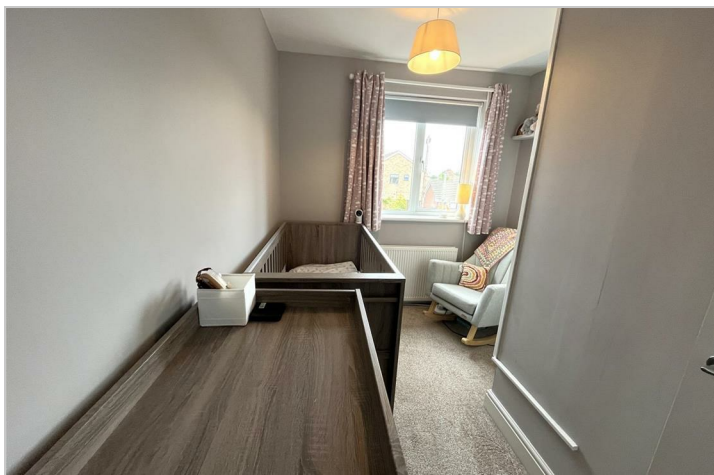
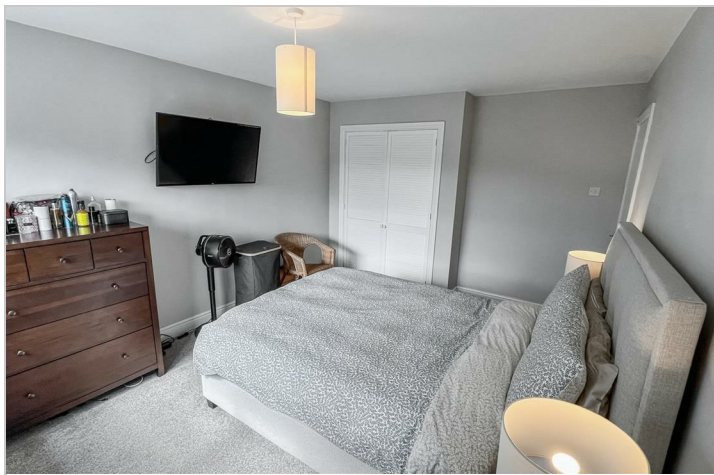
With tiling surround and floor covering, double glazed opaque window to the side and rear aspect, low flush WC, sink vanity unit with mixer tap over, bath with mixer tap over and shower attachment above. Walk-in shower cubicle with shower attachment and rainfall shower above, central heated towel rail, ceiling extractor fan and ceiling spot lights.

Garden

With a paved patio, leading to a lawned turf area and stepping stones to the rear decking with mature trees and fencing surround.

Council Tax Band

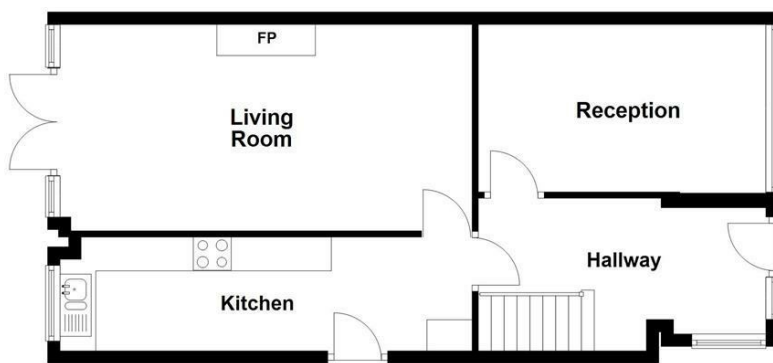
According to the Direct Gov website the Council Tax Band for 3 Woodleaves, Hollywood, B47 5BW is band D and the annual Council Tax amount is approximately £2,228.88, subject to confirmation from your legal representative.



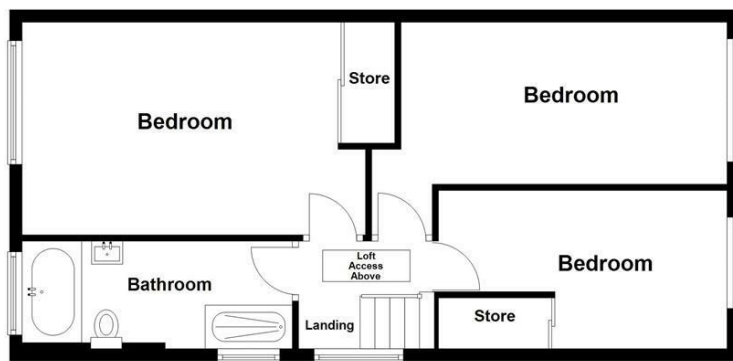


Floor Plan

Ground Floor



First Floor

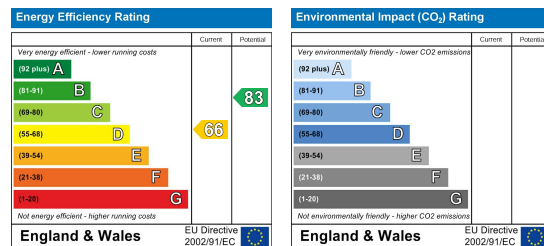


Woodleaves
NOT to Scale
for Illustrative Purposes Only.

Viewing

Please contact our Rice Chamberlains Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.