

AP MORGAN



**Hollywood Works Close, Shirley, Solihull**  
Offers in excess of £390,000



### Features:

- Desirable Shirley Location
- Immaculately Presented
- Modern Three Bedroom Detached Home
- Two Allocated Parking Spaces
- Spacious Lounge with Study Area
- Master Suite with En-suite
- Open-Plan Kitchen/Dining
- Excellent School Catchment & Transport Links

### Description:

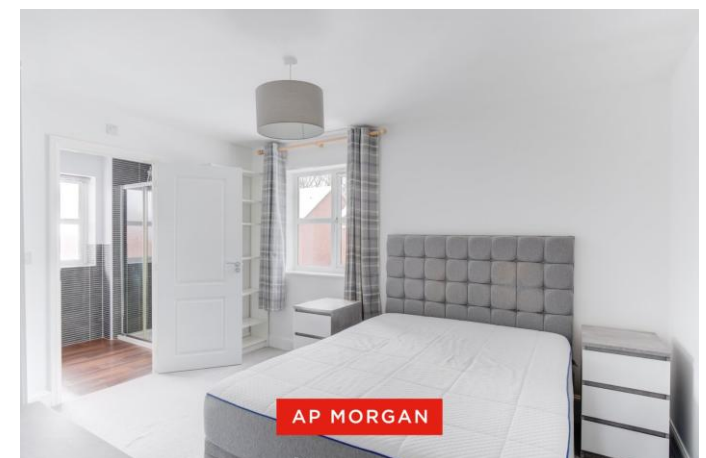
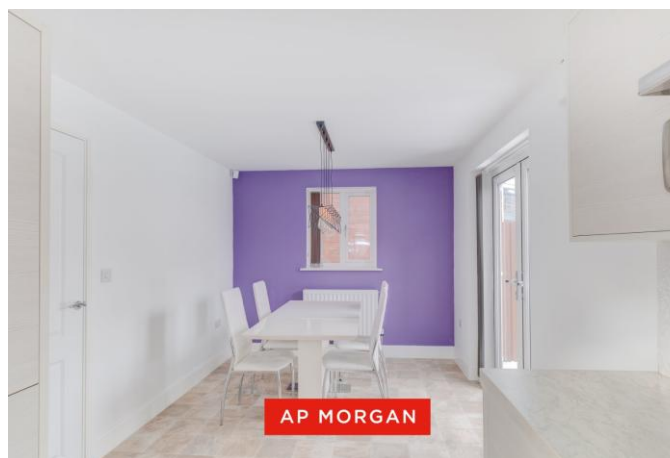
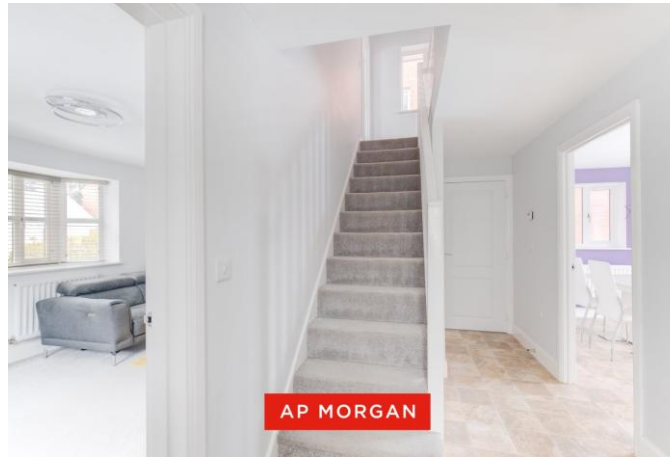
Nestled in the desirable locale of Shirley, this impeccably presented three-bedroom detached residence offers a harmonious blend of contemporary living and convenience. Welcomed by a beautifully landscaped fore garden, the property exudes curb appeal and sets the stage for the exceptional home within. To the side, a tandem driveway provides parking for two vehicles.

Stepping inside, the interior unfolds with a thoughtfully designed layout. The inviting living room serves as the heart of the home, bathed in natural light and seamlessly connecting to the modern kitchen/dining room. This open-plan space is perfect for both casual family meals and more formal entertaining, creating a warm and inclusive atmosphere. A conveniently located WC adds to the practicality of the ground floor.

Ascending to the first floor, you'll discover a luxurious master bedroom complete with a private en-suite, offering a tranquil retreat. Two further well-proportioned bedrooms provide ample space for family, guests, or a home office. A stylish family bathroom serves the additional bedrooms, ensuring comfort and convenience for all.

Outside, the landscaped garden beckons with a charming patio area, providing an idyllic setting for alfresco dining, summer barbecues, and relaxation.

Families will appreciate the property's prime location within the catchment area of highly regarded schools. A short drive will take you to Shirley High Street, where an array of shops, restaurants, and bars await. Excellent public transport links and easy access to the main motorway networks further enhance the appeal of this exceptional home.



**Details:**

**Hall**

**Downstairs WC** 6'7" x 3'3" (2m x 1m)

**Living Room** 18'8" x 9'11" (5.7m x 3.02m)

**Kitchen/Dining Room** 18'8" x 9' (5.7m x 2.74m)

**Landing**

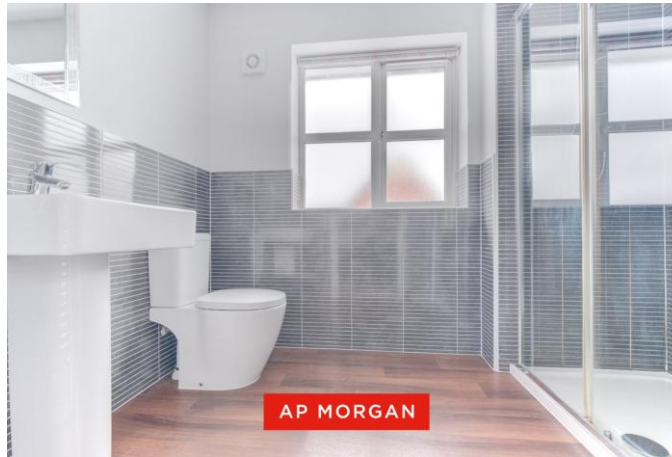
**Master Bedroom** 12'10" x 10'6" (3.9m x 3.2m)

**En-Suite** 5'6" x 8'9" (1.68m x 2.67m)

**Bedroom 2** 11'1" x 9'5" (3.38m x 2.87m) Both Max

**Bedroom 3** 7'3" x 9'5" (2.2m x 2.87m)

**Bathroom** 5'6" x 7'11" (1.68m x 2.41m)



**EPC Rating:** B

**Council Tax Band:** E (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.

## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

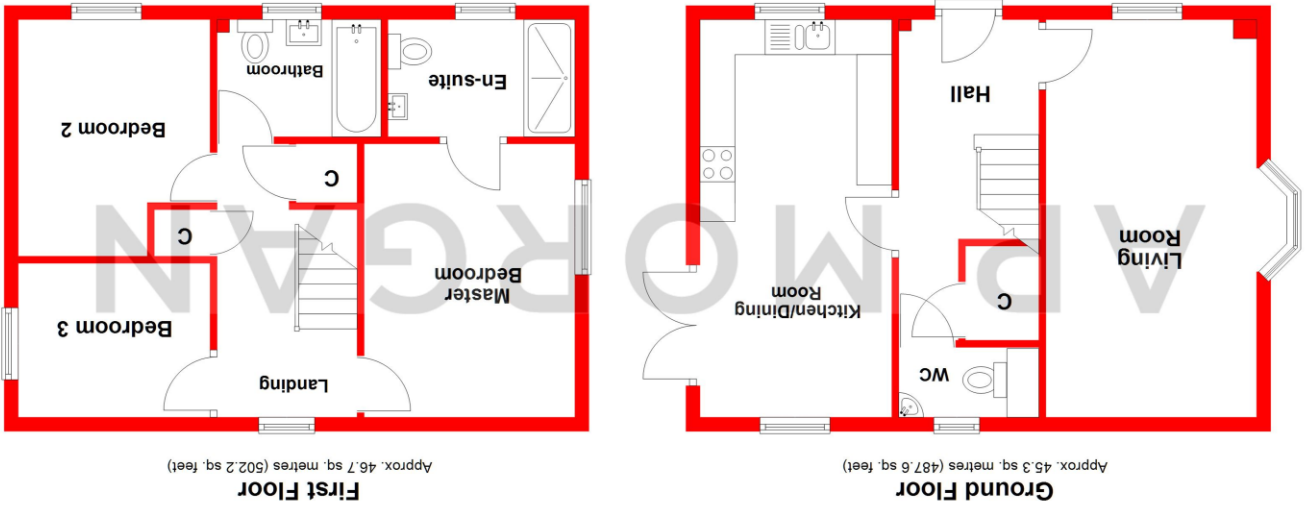
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Ground Floor  
Approx. 45.3 sq. metres (487.6 sq. feet)

First Floor  
Approx. 46.7 sq. metres (502.2 sq. feet)

Total area: approx. 92.0 sq. metres (989.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

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