



£495,000 Offers In Region Of  
Heath Road, Hollywood, Birmingham, B47 5LR  
Detached House | 3 Bedrooms | 2 Bathrooms

0121 249 6207

**BLACK & GOLDS**  
REAL ESTATE SOLUTIONS

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# Step Inside

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## Key Features

- Extended Detached Family Home
- Three Double Bedrooms
- Spacious Living/Dining Room
- Garage
- Conservatory
- Off Road Parking
- Popular Location
- Potential for Further Extension (STPP)
- Gas Central Heating
- Double Glazing

## Property Description

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this lovely presented and spacious three bedroom detached property in the sought after location of Heath Road, B47. Viewing highly recommended to appreciate this home.

## Main Particulars

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### PROPERTY LOCATION

There is the benefit of local shops at the nearby May Lane, 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.

Coppice Primary and Woodrush Secondary schools are cited within close proximity on Shawhurst Lane.

The property is within easy access to Shirley, via Truemans 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.

If you are purchasing for investment purposes we feel you would achieve £1750 per calendar month

### Full Details:

We are thrilled to introduce this stunning detached property to the market, nestled on the sought-after Heath Road within the charming Hollywood area of Wythall.

As you approach the property, you'll be greeted by a paved driveway offering ample parking space, all elegantly bordered by a low brick wall. Step through the entrance porch and into the spacious hallway, where the home's inviting ambiance unfolds.

To the left, a large and luminous through reception room awaits, providing seamless access to the conservatory and the beautiful garden beyond. Continuing through the hallway, you'll find the converted garage, offering versatile space ideal for a dining room, playroom, office, or even a fourth bedroom.

The fitted kitchen boasts an array of wall, base, and drawer units, providing ample storage, along with space for essential appliances. Adjacent, discover the downstairs WC and a generously proportioned utility room, complete with additional space for appliances and convenient access to the double garage.

Journeying upstairs to the first floor, you'll find the family bathroom, complemented by a separate WC, ensuring convenience for the household. Three generously sized bedrooms offer comfort and space for relaxation.

Outside, the rear garden beckons with its blend of patio and lawned areas, creating the perfect setting for family gatherings and entertaining. Enjoy privacy and tranquillity amidst the lush greenery, complete with trees, shrubs, and a fenced surround.

Tenure:

We are advised that the property is Freehold. It's recommended that interested parties verify this information.

The Consumer Protection Regulations 2008: Black & Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are connected, in working order or fit for the purpose. Black & Golds Estate Agents have not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

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PLANNING PERMISSION AND BUILDING REGULATIONS: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.





Telephone: 0121 249 6207

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