



£450,000 Offers In Excess Of

Heath Road, Hollywood, Birmingham, B47 5LR

Semi-Detached House | 4 Bedrooms | 2 Bathrooms

0121 249 6207

**BLACK & GOLDS**  
REAL ESTATE SOLUTIONS

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# Step Inside

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## Key Features

- Extended Four Bedroom Semi detached Residence
- Two Reception Rooms
- Dining Kitchen
- Utility Room
- Downstairs W.C
- Ensuite Shower Room
- Garage to Front
- Off Road Parking
- Rear Garden
- Popular Location

## Property Description

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this lovely presented and spacious and extended four bedroom semi 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 £1500 per calendar month

### Full Details:

Nestled on Heath Road, B47, this impressive semi-detached residence offers ample space and comfort.

Beyond the block paved driveway providing convenient off-road parking lies the welcoming entrance porch.

Inside, the reception hallway leads to the ground floor accommodations, while stairs ascend to the first floor. The lounge, extended to the rear, connects seamlessly to the dining room via double doors.

The kitchen, also extended to the side and rear, boasts a sleek array of white high gloss units. An outer lobby/utility room grants access to the side passage, guest WC, and garage currently being used as a gym.

Upstairs benefits from four good size bedrooms all with double glazing and one including an ensuite shower room, and a family bathroom.

Outside, the mature south-facing rear garden offers a private retreat.

### Measurements:

Lounge to rear - 5.72m x 3.23m (18'9" x 10'7")

Dining Room to front - 3.58m x 3.63m (11'9" x 11'11") max

Kitchen to rear - 4.67m x 4.34m (15'4" x 14'3") max

Utility to side - 2.57m x 1.32m (8'5" x 4'4")

Guest WC

Bedroom One to front - 4.29m x 3.1m (14'1" x 10'2") into bay max

Bedroom Two to rear - 3.61m x 2.72m (11'10" x 8'11") plus fitted wardrobes

Bedroom Three to front - 3.48m x 2.21m (11'5" x 7'3")

Ensuite - 2.26m x 1.07m (7'5" x 3'6")

Bedroom Four to front - 2.34m x 2.31m (7'8" x 7'7")

Bathroom to rear - 2.13m x 2.59m (7'0" x 8'6")

Garage - 5.31m x 2.26m (17'5" x 7'5")

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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