



Truemans Heath Lane, Hollywood

£529,950





PROPERTY OVERVIEW

Presenting this exquisite four-bedroom detached property, beautifully presented throughout, situated in a serene neighbourhood. As you step through the open plan reception hall, you are greeted with an abundance of natural light that illuminates the entire space. The spacious living room offers a perfect setting for relaxation, and the fitted kitchen/diner provides a functional space for culinary delights. Additionally, a large conservatory connected to the kitchen provides extra space for leisure activities and offers picturesque views of the rear garden.

The property boasts a dining room with a feature bay window that adds a touch of elegance. Completing the ground floor are a convenient downstairs toilet and a single garage. Upstairs, four generously sized bedrooms await, including a large principal bedroom with ample fitted storage. A family bathroom serves all bedrooms. Outside, a delightful south-facing lawn rear garden offers a tranquil escape from the every-day hustle and bustle.





PROPERTY LOCATION

The property boasts convenient proximity to local amenities such as shops on May Lane, Drakes Cross Parade, and Hollywood Lane. Easy road access to the Alcester Road in Hollywood facilitates connections to the M42 motorway. Located in an easily accessible area, the property offers close links to Shirley via Truemans Heath Lane, providing access to a variety of shopping facilities, as well as to Maypole via the Alcester Road. Nearby Wythall features its own railway station, servicing commuter routes between Birmingham and Stratford upon Avon. Additionally, local bus services connect the area to the City of Birmingham. Within the vicinity, Meadow Green, Coppice Primary, and Woodrush Secondary are highly-regarded educational institutions situated nearby on Shawhurst Lane, offering quality schooling options. The property's accessibility extends to Shirley via Truemans Heath Lane, providing a thoroughfare to Sainsbury's at the Maypole island through Hollywood. This route also grants easy access to Birmingham city centre and the southern Birmingham suburbs. Railway stations at Wythall and Whitlocks End further enhance commuting options between Birmingham and Stratford upon Avon, complemented by local bus services connecting to the City of Birmingham.





Council Tax band: F

Tenure: Freehold

- Four Bedroom Detached Property
- Abundance Of Natural Light Throughout
- Spacious Living Room
- Large Kitchen / Diner
- Conservatory & Dining Room
- Single Garage
- Four Bedrooms
- Family Bathroom
- Lawn Rear Garden





RECEPTION HALL

LIVING ROOM

18' 1" x 10' 11" (5.50m x 3.34m)

KITCHEN / DINER

12' 9" x 11' 7" (3.88m x 3.52m)

CONSERVATORY

12' 0" x 10' 10" (3.65m x 3.29m)

DINING ROOM

14' 1" x 10' 7" (4.30m x 3.23m)

WC

5' 2" x 4' 6" (1.57m x 1.36m)

FIRST FLOOR

PRINCIPAL BEDROOM

14' 8" x 11' 8" (4.46m x 3.56m)

BEDROOM TWO

15' 11" x 10' 11" (4.85m x 3.34m)

BEDROOM THREE

11' 0" x 9' 1" (3.36m x 2.77m)

BEDROOM FOUR

12' 4" x 9' 8" (3.75m x 2.94m)

BATHROOM

10' 1" x 7' 10" (3.07m x 2.39m)

TOTAL SQUARE FOOTAGE

Total floor area: 176.2 sq.m. = 1897 sq.ft. approx.





OUTSIDE THE PROPERTY

SOUTH FACING LAWN REAR GARDEN

GARAGE

17' 0" x 8' 6" (5.18m x 2.60m)

ITEMS INCLUDED IN SALE

Zanussi integrated oven, Zanussi integrated hob, extractor, all carpets, some curtains, some blinds, fitted wardrobes in two bedrooms, some light fittings and a garden shed.

ADDITIONAL INFORMATION

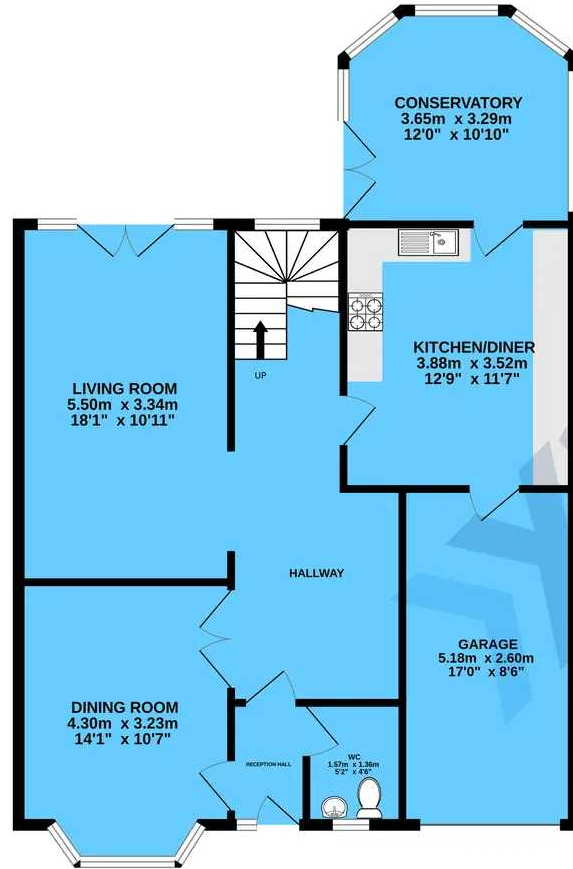
Services - mains gas, electricity and mains sewers.
Broadband - Virgin. Loft space - with ladder.

MONEY LAUNDERING REGULATIONS

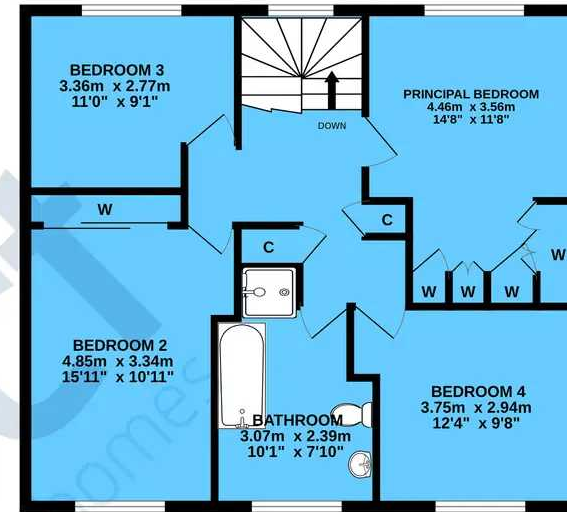
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 176.2 sq.m. (1897 sq.ft.) approx.

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.

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