



£425,000

Simon Road, Hollywood, Birmingham, B47 5LH

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

0121 249 6207

BLACK & GOLDS
REAL ESTATE SOLUTIONS

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Step Inside

Key Features

- Extended three bedroom family home
- Open plan living to the rear aspect
- Log burner fires
- Practical utility room/downstairs W.C
- Garage
- Off road parking
- Rear Garden
- Council tax band D
- EPC Rating D
- Viewings highly recommended

Property Description

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this lovely presented and extended Three Bedroom Semi Detached property in the sought after location of Simon Road, B47. Viewing highly recommended to appreciate this home.

Main Particulars

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PROPERTY LOCATION

Simon Road is situated in this popular location close to the local amenities of Hollywood and Wythall.

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 a recommended rental figure of £1800 per calendar month.

Full Details:

Discover the charm of this stunning three-bedroom extended semi-detached family home in a sought-after location.

The living room welcomes you with a cozy log burner fireplace, while the open-plan living/dining/kitchen at the rear features another log burner and opens to the delightful rear garden.

A utility area with downstairs W.C, and garage provide practical spaces.

Upstairs, three bedrooms offer comfortable living, complemented by a stylish family bathroom.

With off-road parking and a well-maintained rear garden, this property is an ideal family home.

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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