



£260,000 Offers In Region Of
Shawhurst Lane, Hollywood, Birmingham, B47 5HL
Semi-Detached House | 3 Bedrooms | 1 Bathroom

0121 249 6207

BLACK & GOLDS
REAL ESTATE SOLUTIONS

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Step Inside

Key Features

- Three Bedroom Property
- Semi Detached
- No Upward Chain
- Garage
- Off Road Parking
- Conservatory
- Integral Garage
- Rear Garden
- Popular Location
- Viewings Recommended

Property Description

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this three Bedroom semi detached property in the sought after location of Shawhurst Lane, B47 offered for sale with NO UPWARD CHAIN. 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.

Full Details:

A fantastic opportunity for first-time buyers or investors to purchase this three-bedroom semi-detached residence in the highly sought-after location of Shawhurst Lane, B47.

The property features a living room to the front aspect with double glazed window and electric wall mounted feature fire. The kitchen, situated at the rear, is equipped with a range of base cupboards and drawer units with work surfaces over, an integrated cooker, and space for additional white goods.

Adjoining the kitchen is conservatory, perfect for dining or as an additional sitting area. The conservatory also includes a convenient downstairs W.C.

Integral garage, offering excellent storage or potential for conversion to additional living space (STPP)

On the first floor, there are three bedrooms.. The family bathroom is conveniently located and serves all three bedrooms.

Externally, the property benefits from off-road parking to the front, ensuring ample space for multiple vehicles. The rear garden is of a decent size with a paved patio area and being laid to lawn.

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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