

Peter Clarke



Simon Road, Hollywood, Birmingham, B47 5LH

£499,950

A fantastic detached dormer bungalow with a generous corner plot & no upward chain. Beautifully presented throughout. Three/ Four bedrooms, Three refitted ensuites, attractive living room, wonderful extended kitchen/ diner/ family room, in and out driveway, very low maintenance gardens. Internal viewing essential.



LOCATION A Beautifully presented detached dormer bungalow which has been much improved and extended by its current owner. The property is situated in a very convenient location with local shops nearby including a Tesco's express. There is easy road access to the M40, M42, Birmingham Airport, Redditch and Solihull Town Centre. But, if you want to escape to the rolling countryside, there are many parks and outdoor areas to enjoy, as well as Kings Norton and Hollywood Golf Course located within easy reach. The Bungalow occupies a large corner plot with an attractive in and out Resin bound driveway offering plenty of parking for numerous vehicles, feature walling to the boundary, landscaped shrubbery beds with slate chipping. Access to the property is gained via a double glazed door leading to;

ENCLOSED PORCH Double glazed window to front, tiled floor, radiator and door leading to;

ENTRANCE HALL Stairs off to the first floor, built in doaks cupboard, tiled flooring, radiator and attractive oak doors off to all rooms.

GUEST WC 5' 8" x 4' 0" (1.73m x 1.22m) Refitted white suite with Wc, wash basin and storage beneath, tiled splashbacks, tiled flooring, and radiator.

FAMILY/ SNUG AREA 10' 7" x 9' 4" (3.23m x 2.84m) Double oak doors to the hall, tiled flooring, wall tv point, radiator and opening into the Kitchen/ Diner.

SUPERB KITCHEN/ DINING ROOM 22' 0" x 9' 7" (6.71m x 2.92m) Feature vaulted ceiling with LED downlights, Bi-fold doors the patio, two double glazed windows to rear, shaker style fitted kitchen with a wide range of base, wall and drawer units, Corian worktops incorporating a one and half sink drainer unit with pull out mixer tap, integrated dishwasher, Zanussi built in electric double oven,

separate Siemens combination oven/ microwave, warming drawer, Induction hob and extractor fan over, tiled flooring and vertical radiator.

ATTRACTIVE LIVING ROOM 19' 4" x 12' 8" into bay" (5.89m x 3.86m) Double glazed bay window to the side, double glazed bow window to front, Oyster split style tiled feature wall and TV point, two radiators.

UTILITY ROOM 12' 0 max" x 6' 2" (3.66m x 1.88m) Double glazed door to the side passage, fitted base and wall units, worksurfaces, wall mounted Ariston one condensing tech boiler, radiator, plumbing and space for washing machine and tumble dryer, door to the garage and tiled flooring.

BEDROOM ONE 11' 9" x 10' 7" (3.58m x 3.23m) Double glazed window to rear, radiator and door through to;



DRESSING ROOM 5' 10" x 4' 3" to wardrobes" (1.78m x 1.3m) Fitted wardrobes to either side with ample hanging rails and shelving, sliding doors (two being mirrored) and door to;

ENSUITE SHOWER ROOM 8' 10" x 3' 10" (2.69m x 1.17m) Refitted white suite, Wc, units unit and wash basin, tiled walls and flooring, chromed heated towel rail, enclosed shower cubide with the mostaticshower, LED downlights and extractor.

BEDROOM TWO 13' 0" x 10' 0" to wardrobes" (3.96m x 3.05m) Double glazed bow window to front, radiator, double and single built in wardrobes and door to;

ENSUITE SHOWER ROOM 4' 6" x 4' 6" (1.37m x 1.37m) Refitted white suite, Wc, pedestal wash basin, corner shower cubide with Bristan electric shower, tiled floor and walls, extractor fan and LED downlights.

FIRST FLOOR LANDING Approached via the stairs from the entrance hall, smoke alarm, radiator and doors off to;

BEDROOM THREE 28' 10" x 10' 6" (slope ceilings)" (8.79m x 3.2m) A delightful spacious bedroom/ suite with double glazed window to rear, Velux window to front, two radiators, air conditioning unit, doors to;

WALKIN DRESSING ROOM 7' 0" x 5' 9" (2.13m x 1.75m) Fitted shelving, hanging rail and light.

ENSUITE SHOWER ROOM 9' 8" x 7' 0" (2.95m x 2.13m) Refitted white suite, Wc, vanity unit and wash basin, shower cubide with the mostatic shower, LED downlights, ceramic tiled walls and floor, chromed heated towel rail and double glazed window to rear.

OFFICE/ BEDROOM FOUR 12' 3" x 10' 3" (slope ceilings)" (3.73m x 3.12m) Double glazed Velux window to the front, smoke alarm, pipework for radiator.

GOOD SIZED GARAGE 14' 8" x 12' 0" (4.47m x 3.66m) Electric remote control up and over garage door, trip switch consumer unit, light and power points, cold water tap and door to the utility room.





Ground Floor

First Floor

Approx. Gross Internal Total Floor Area 1,928 sq. ft. (179.1 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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REAR GARDEN A beautiful low maintenance rear garden which extends a round to the side, there is a large resin bound patio area with slate chipped shrubbery beds, gated side passage, external lighting, water tap. There is a further garden area to the side with artificial grass, well stocked flower and shrubbery borders, attractive walled and fenced boundary and further side gate to the driveway.

GENERAL INFORMATION

TENURE: We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor all mains are connected to the property. However, this must be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in **Band E**

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS

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01564 795757

www.peterclarke.co.uk

66 High Street, Henley-In-Arden, Warwickshire B95 5BX

Peter Clarke

Six offices serving South Warwickshire & North Cotswolds