



melvyn  
**Danes**  
ESTATE AGENTS

Windrush Road

Hollywood

Offers Around £235,000

## Description

An ideal location for this well presented and extended two bedroom modern town house in this popular location close to local shops, library, cafe and gymnasium, doctors surgery and primary schooling at Coppice and secondary at Woodrush which are both cited in nearby Shawhurst Lane - education facilities are of course subject to confirmation from the Education Department.

The property is situated with easy access to Sainsbury's at the Maypole island and further shops on Hollywood Lane, Drakes Cross Parade and via the Alcester Road which also provides access to Birmingham City Centre and the southern Birmingham suburbs, along with the Hollywood By-Pass which links to the M42, forming the hub of the midlands motorway network.

There are railway stations nearby at Wythall and Whitlocks End offering commuter services between Birmingham and Stratford upon Avon, and local bus services provide access to Shirley and the surrounding suburbs of Birmingham.

Set back from the road via a lawned foregarden with paved footsteps to the UPVC double glazed front door opening into the porch with part glazed wooden door into the hallway with further doors into the modern kitchen and lounge with stairs to the first floor accommodation and open access into the extended dining room with vaulted ceiling and full width patio doors to the rear garden.

On the first floor landing there are doors to two double bedrooms and modern bathroom.

The rear garden has a patio area leading to lawn with gated rear access.

We are advised that there is an allocated parking space at the side next to the block of garages.



**Accommodation**

**PORCH**

**HALLWAY**

**MODERN KITCHEN**

9'6 x 6'6 (2.90m x 1.98m)

**LOUNGE**

19'1 max x 11'10 (5.82m max x 3.61m)

**EXTENDED DINING ROOM**

10'11 x 8'8 (3.33m x 2.64m)

**LANDING**

**BEDROOM 1**

11'10 x 10'8 (3.61m x 3.25m)

**BEDROOM 2**

10'10 x 8'4 (3.30m x 2.54m)

**MODERN BATHROOM**

**FRONT & REAR GARDENS**

**ALLOCATED PARKING SPACE**



TENURE: We are advised that the property is freehold.

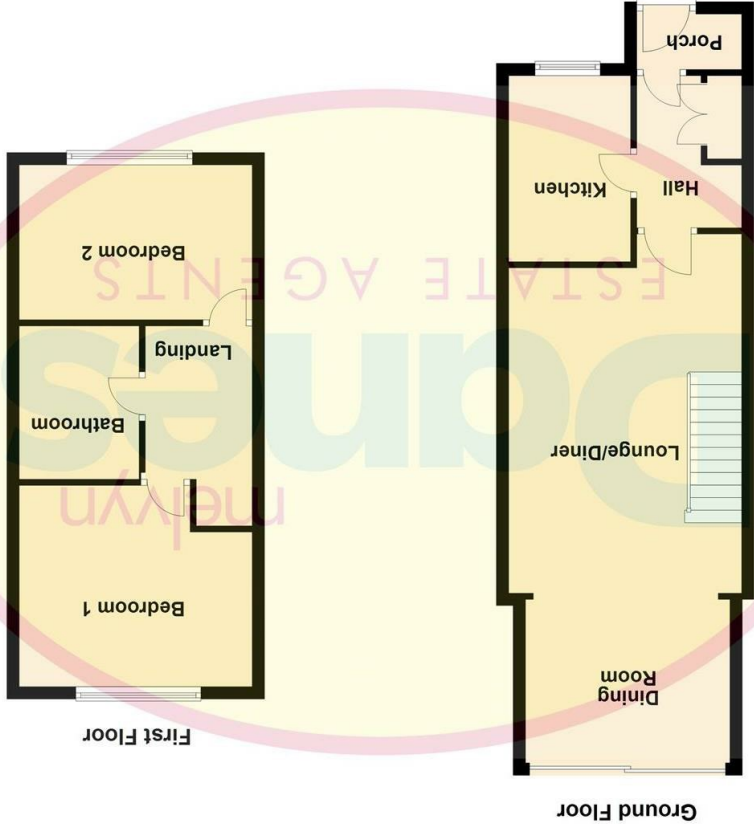
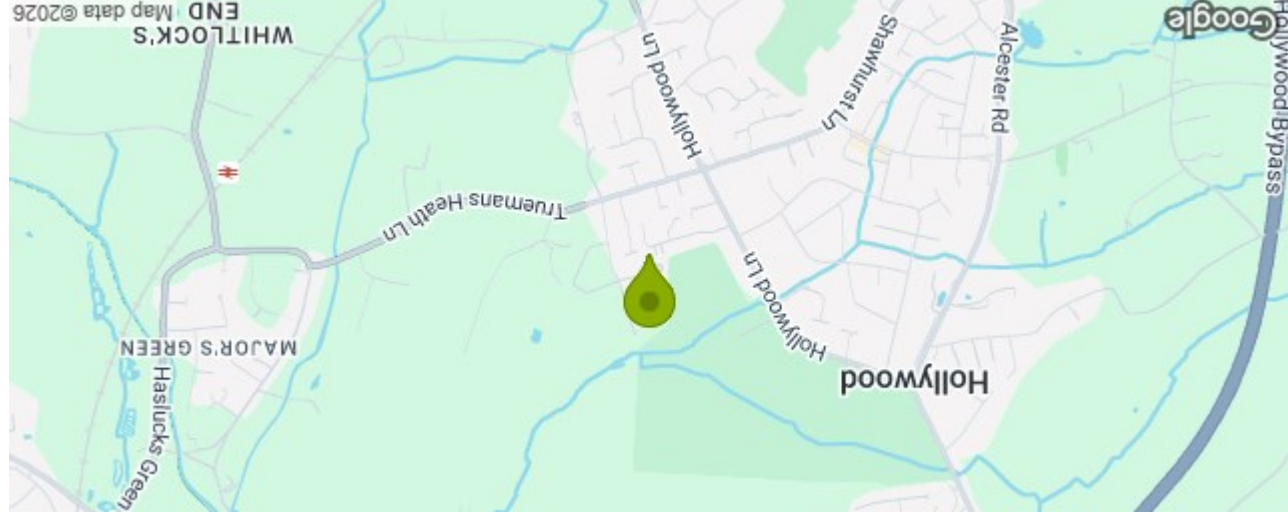
BROADBAND: We understand that the standard broadband download speed at the property is around 1 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 2000 Mbps. Data taken from checker.ofcom.org.uk on 08/12/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 08/12/2025. Please note that actual services available may be different depending on the particular circumstances, precise location and network outages. VIEWING: By appointment only with the office on the number below.

These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor. Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



### 65 Windrush Road Hollywood B47 5QA Council Tax Band: C

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	55
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.