

AP MORGAN



Silver Birch Drive, Hollywood
Asking Price £350,000

Features:

- Charming Two Bedroom Mid-Terrace Cottage
- Well Presented Throughout
- Spacious Lounge/Dining Room
- Two Double Bedrooms
- Two En-Suite Bathrooms
- Guest WC
- Garage
- Landscaped Rear Garden with Patio Area

Description:

Nestled within a peaceful and sought-after setting is this charming two-bedroom mid-terrace cottage, beautifully presented throughout and offering a wonderful blend of character features and modern-day comfort.

Boasting a spacious lounge/dining room, fitted kitchen, two generous double bedrooms and the rare advantage of two en-suite bathrooms, this delightful home is perfectly suited to professionals, downsizers and those seeking a tranquil lifestyle with excellent amenities close at hand.

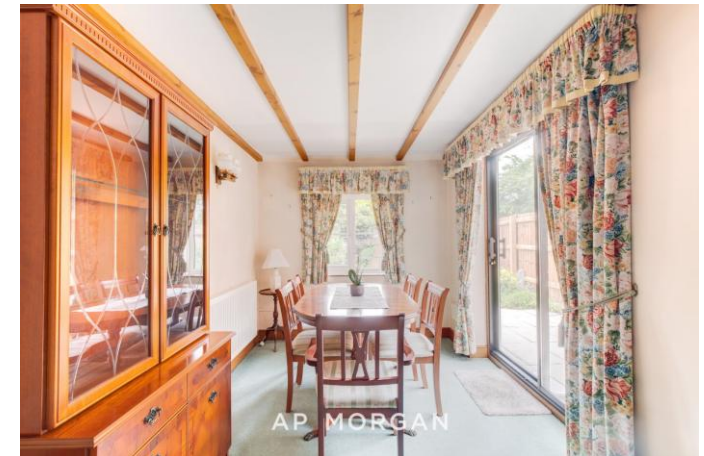
Approach

The property is approached via a well-maintained fore garden, creating an attractive first impression and enhancing the cottage's charming kerb appeal. A pathway leads to the front entrance door and welcoming reception hall.

Accommodation

Once inside, the interior briefly comprises: entrance hall, guest WC, fitted kitchen with a range of wall and base units, and a spacious lounge/dining room enjoying an abundance of natural light and providing an excellent space for both relaxing and entertaining. The ground floor also benefits from useful built-in storage.

To the first floor, a central landing gives access to two generously sized double bedrooms, both benefiting from their own en-suite facilities. The impressive principal bedroom enjoys a large en-suite bathroom and fitted wardrobes, whilst the second bedroom is complemented by an en-suite shower room, creating flexible and comfortable accommodation for homeowners and guests alike.



Outside

Moving outside, the property enjoys a superb landscaped rear garden with patio area, and brand new fences all around, providing the perfect setting for outdoor dining, entertaining and relaxation. In addition, the property benefits from a garage offering excellent storage and parking options.

Conveniently located close to local amenities, countryside walks and transport links, this delightful cottage combines peaceful living with everyday convenience.

Details:

Hall

Lounge/Dining Room 23'7" x 16'8" (7.2m x 5.08m) Both Max

Kitchen 9'8" x 9'6" (2.95m x 2.9m)

Downstairs WC

Landing

Principal Bedroom 16'8" x 16'8" (5.08m x 5.08m) Both Max

Ensuite Bathroom 6'6" x 6'1" (1.98m x 1.85m)

Bedroom 2 9'2" x 8'8" (2.8m x 2.64m)

Ensuite Shower Room 6'10" x 5'2" (2.08m x 1.57m)

EPC Rating: To be confirmed

Council Tax Band: D (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



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Property to sell?

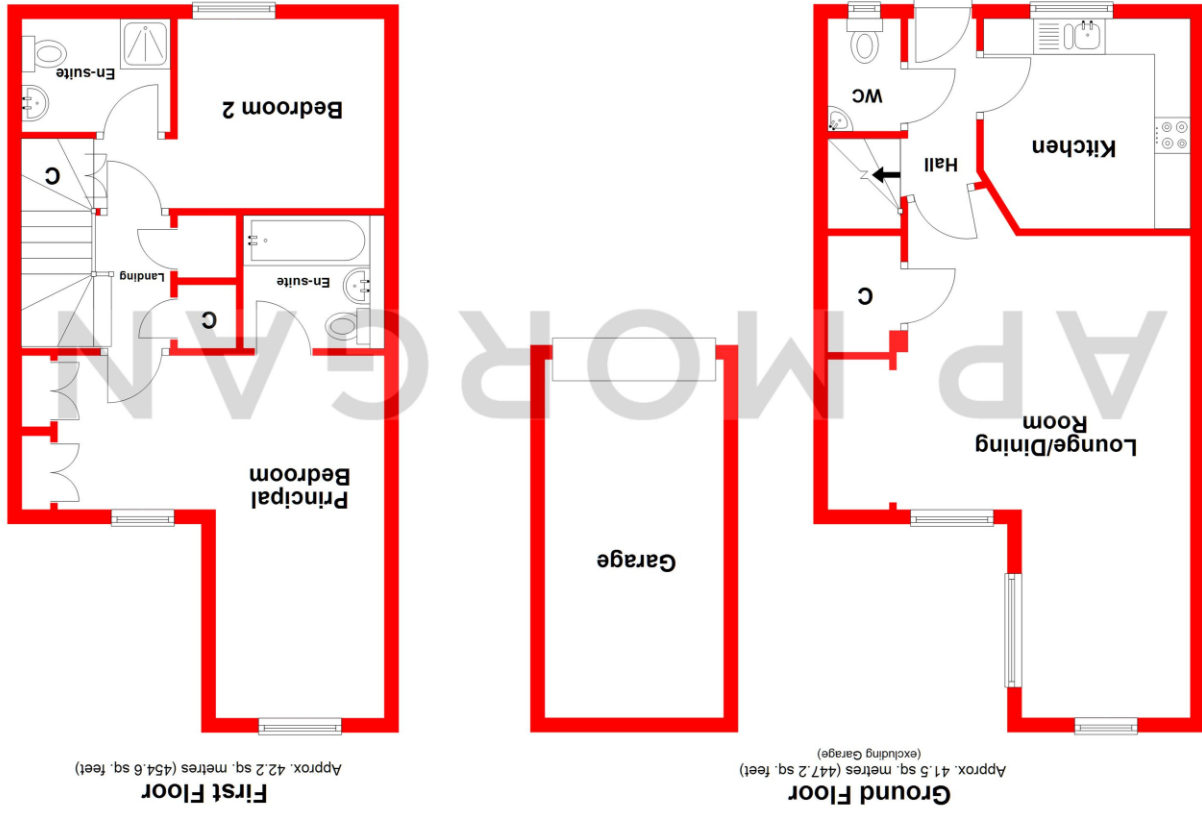
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Total area: approx. 83.8 sq. metres (901.8 sq. feet)

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.
Plan produced using PlanUp.

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