



15 Tudor Close, Hollywood, Birmingham,
B14 4TL

Price Guide **£299,950**

- Extended Semi Detached Property
- Breakfast Kitchen
- Large Conservatory

- Five Bedrooms + Boarded Loft Space
- Generous Well Established Rear Garden
- Energy Efficiency Rating – D

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15 Tudor Close, Hollywood, Birmingham, B14 4TL

15 Tudor Close is an exceptionally presented extended five bedroom semi detached property in a popular residential area and briefly comprises hallway, through lounge/diner, breakfast kitchen, large double glazed conservatory, five bedrooms, family bathroom, boarded loft room, large mature rear garden, Early viewing is essential.

APPROACH

Via an immaculate driveway that enables off road parking for several vehicles leading to a side entrance to the rear garden & UPVC storm porch entrance to:

UPVC STORM PORCH

Cupboard housing meters, wood effect flooring, internal light, UPVC front door to:

ENTRANCE HALL

Single panel radiator, door to under stairs cupboard, stairs rising to first floor landing, doors radiating off to lounge and kitchen, door leading to garage.

THROUGH LOUNGE/DINER

24' 11" (7.6M) X 10' 10" (3.3M)

Ornamental fireplace with electric coal effect fire, double panel radiator, two ceiling light points, UPVC double glazed bay window to front aspect, UPVC sliding patio doors to conservatory.

BREAKFAST KITCHEN

14' 5" (4.4M) X 7' 7" (2.3M)

A comprehensively fitted kitchen comprises a range of wall and base units with wood effect work surface over, stainless steel drainer and sink unit, ceramic hob, integrated oven and grill, space for washing machine and dishwasher, space for additional appliances, ceiling light point, double panel radiator, UPVC double glazed window to rear aspect and glazed door to:

CONSERVATORY

14' 9" (4.5M) X 10' 10" (3.3M)

A delightful conservatory overlooks the pleasant rear garden, two single panel radiators, wall light point, French doors to garden.



FIRST FLOOR LANDING

Split level landing, doors to all bedrooms and bathroom, loft hatch with pull down ladder to loft room/hobby room.

BEDROOM ONE

11' 10" (3.6M) X 10' 6" (3.2M)

Single panel radiator, ceiling light point, UPVC double glazed window to rear aspect.

BEDROOM TWO

11' 10" (3.6M) X 8' 6" (2.6M)

Single panel radiator, ceiling light point, UPVC double glazed window to front aspect.

BEDROOM THREE

11' 6" (3.5M) X 7' 3" (2.2M)

Double panel radiator, ceiling light point, UPVC double glazed window to front aspect.

BEDROOM FOUR

8' 2" (2.5M) X 8' 2" (2.5M)

Double panel radiator, ceiling light point, UPVC double glazed window to front aspect.

BEDROOM FIVE

8' 2" (2.5M) X 7' 3" (2.2M)

Double panel radiator, ceiling light point, UPVC double glazed window to rear aspect.

FAMILY BATHROOM

A well appointed re-fitted bathroom comprises a three piece suite with low level flush wc, pedestal wash hand basin, panel bath with Aquatronic thermostatic shower over, complementary tiling to splash prone areas, wood effect flooring, double panel radiator, ceiling light point, built in cupboard, UPVC double glazed window to rear aspect.

GARDEN

A well established large garden that is mostly laid to lawn with paved patio and pathway, feature raised rockery and borders, timber fencing to perimeter, three timber sheds, paved pathway leading to side of the property, outside lighting and external water supply.

GARAGE

13' 9" (4.2M) X 7' 7" (2.3M)

Double doors, power supply and lighting, Worcester central heating combination boiler.

LOFT/HOBBY ROOM

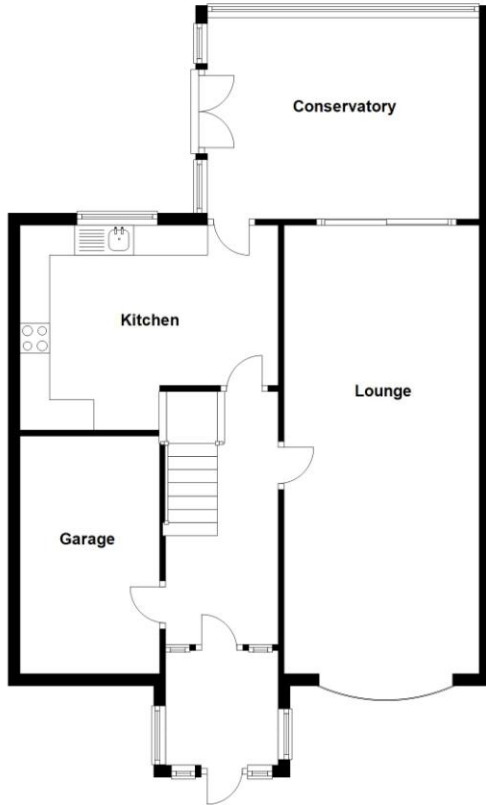
15' 9" (4.8M) X 11' 10" (3.6M)

Access via pull down ladder, power supply and lighting, Velux skylight window.



Ground Floor

Approx. 77.0 sq. metres (829.2 sq. feet)



First Floor

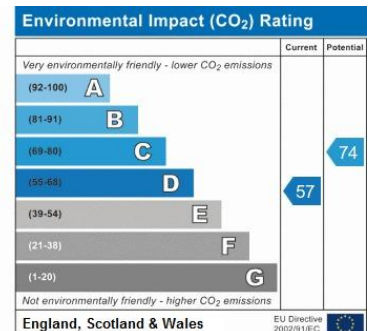
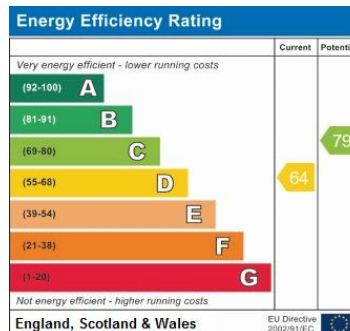
Approx. 56.5 sq. metres (608.0 sq. feet)



Total area: approx. 133.5 sq. metres (1437.2 sq. feet)



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