



**Rowan Close  
Hollywood  
Birmingham  
Worcestershire  
B47 5RW**

**Offers in Excess of £496,000**

**bettermove**

# Rowan Close Birmingham

Bettermove are proud to present this 4 bedroom detached house in Hollywood available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway and garage. The council tax band is E.

The interior of this beautifully presented property comprises a spacious living room, downstairs toilet, dining room, fitted kitchen and conservatory on the ground floor. The first floor consists of 4 bedrooms and master with an ensuite and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the large village of Hollywood, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Whitlocks End Train Station, the M42 and many local buses.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

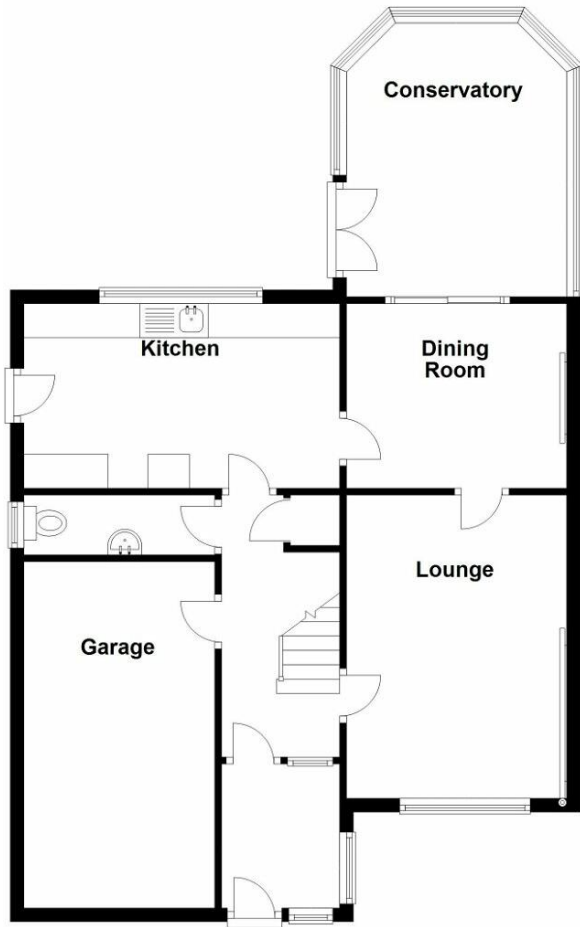
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



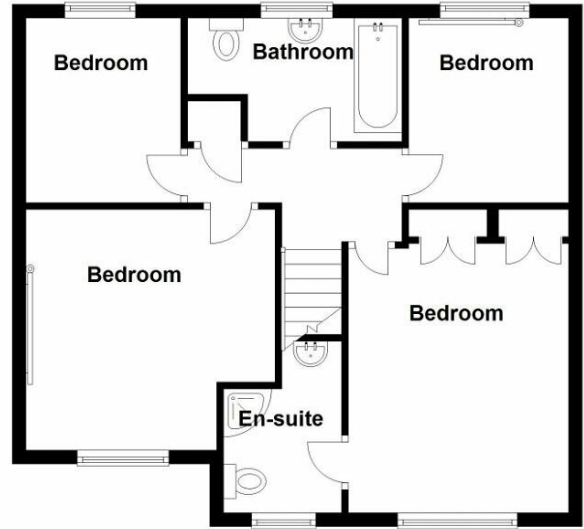
### Ground Floor

Approx. 78.1 sq. metres (840.8 sq. feet)



### First Floor

Approx. 55.2 sq. metres (594.1 sq. feet)



Total area: approx. 133.3 sq. metres (1434.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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