

## Simms Lane, Hollywood, Birmingham, B47 5JB

Offers In Region Of £275,000

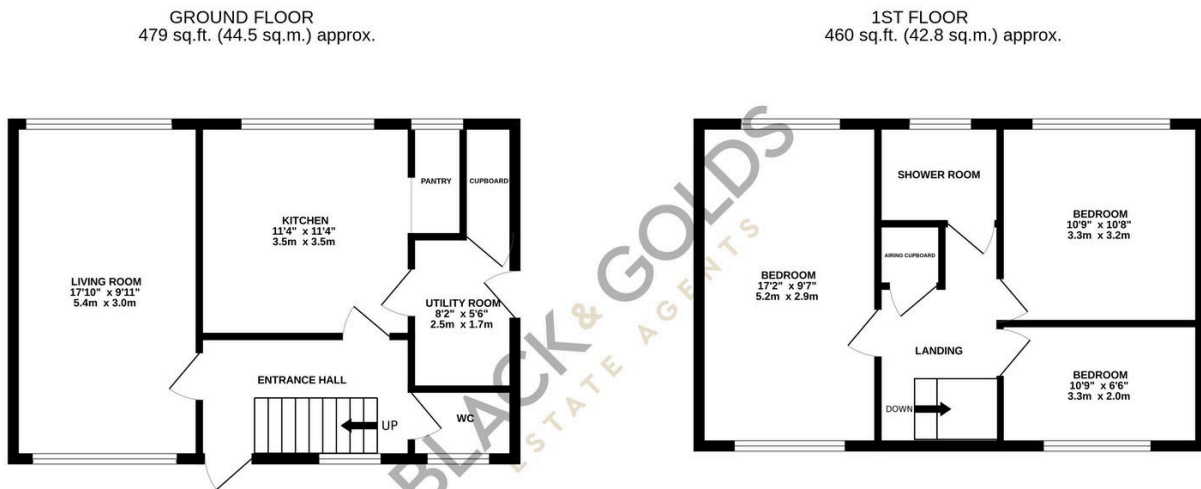
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BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this three bedroom family home in the sought after location of Simms Lane, B47. Sitting on a huge plot this property has huge scope for extension and potential improvement (stpp) Viewing highly recommended to appreciate this home offered for sale with NO UPWARD CHAIN.

## Key Features

- Three Bedroom Property
- No Upward Chain
- Great Size Rear Garden
- Kitchen with Pantry
- Great Location
- Huge Scope for Extension (stpp)
- Corner Plot
- Living Room with Dual Aspect Windows
- Ideal Investment Opportunity
- Downstairs W.C



TOTAL FLOOR AREA : 939 sq.ft. (87.3 sq.m.) approx.

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.  
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