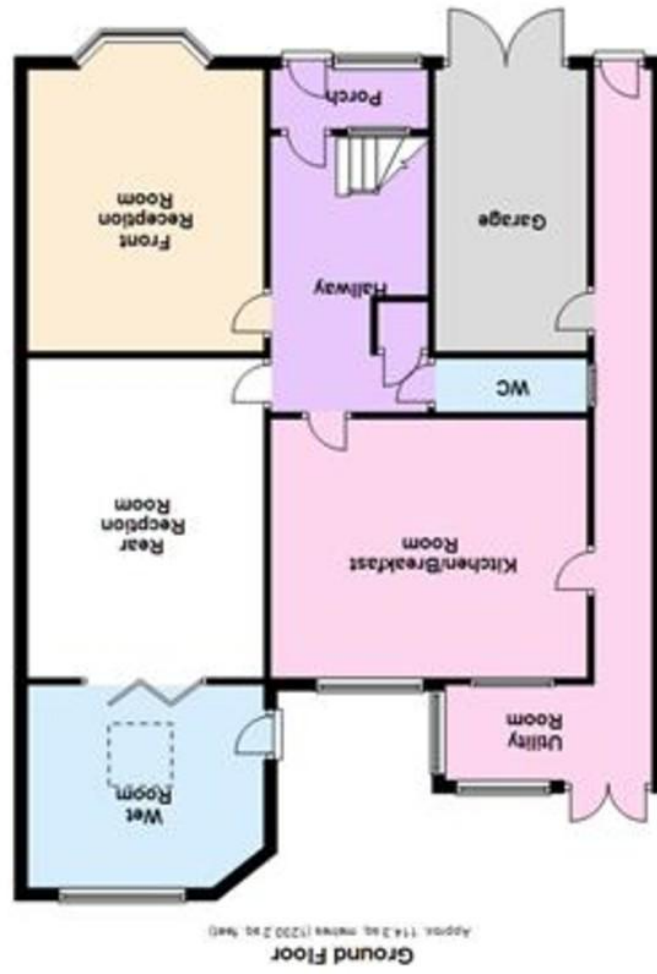


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE**

Total area: approx. 185.3 sq. metres (1994.2 sq. feet)



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
Therefore we recommend that you regularly monitor our website or email us for updates.
Please feel free to relay this to your Solicitor or License Conveyor.

Walmley | 0121 313 1991



- A CHARMING LARGER STYLE SEMI DETACHED
- TWO RECEPTION ROOMS
- BREAKFAST KITCHEN
- FOUR GOOD SIZED BEDROOMS
- FIRST FLOOR BATHROOM AND GROUND FLOOR WET ROOM
- GARAGE AND DRIVEWAY

Holly Lane, Erdington, Birmingham, B24 9JR

£400,000

Property Description

Welcome to this charming semi-detached property in offering scope and potential. With two reception rooms, four bedrooms, and two bathrooms, this spacious home offers plenty of potential for you to create your dream living space.

As you step into the property, you welcome into a reception hall and find the reception rooms on the ground floor, providing ample space for entertaining guests or creating separate living areas. The kitchen allows you the flexibility to design your ideal culinary space.

Moving upstairs, you will discover the four bedrooms, offering enough room for a growing family or the opportunity to create a home office or hobby room. The property also boasts two bathrooms, ensuring convenience for all residents.

Situated in a convenient location, this property benefits from easy access to public transport links, making your daily commute a breeze. Nearby schools provide excellent educational options for families with children. You'll also find a range of local amenities within reach, including shops, restaurants, and other essential services.

For those who enjoy outdoor activities, there are nearby parks where you can unwind and enjoy the fresh air.

While this property is in need of renovation, it presents a fantastic opportunity to put your own stamp on a home and create a space that suits your needs and style. Don't miss out on the chance to transform this property into a beautiful and welcoming home. Contact us today to arrange a viewing and start your journey towards owning this wonderful property.

OUTSIDE To the front the property is set well back from the road behind a lawned fore garden, with hedge row to perimeter, multi vehicle driveway providing access to the garage, gated access to rear.

ENCLOSED PORCH 6'9" x 2'9" (2.06m x 0.84m) With wood panelling to walls, approached via leaded double glazed front door with matching side screen and door into:-

WELCOMING RECEPTION HALLWAY Being approached via glazed leaded stain glass reception door with matching side screen, spindled staircase leading off to first floor accommodation, useful under stairs storage, feature beam ceiling and doors off to all rooms.

RECEPTION ROOM 17'5" into bay x 12'9" (5.31m x 3.89m) Having fireplace with surround and hearth, coving to ceiling, fitted picture rail, radiator and walk in leaded double glazed bay window to front.

GUEST CLOAKROOM Having a white suite comprising; low flush WC, wash hand basin, extractor, part tiling to walls and leaded opaque double glazed window to side.

REAR RECEPTION ROOM 12'10" x 12'6" (3.91m x 3.81m) Having radiator and glazed double doors with matching side screens through to wet room.

WET ROOM 11'8" x 10'7" (3.56m x 3.23m) Having sealed floor, wash hand basin, radiator, wall mounted shower, double glazed window to rear and double glazed door giving access out to rear garden.

KITCHEN/BREAKFAST ROOM 16'2" x 13'7" (4.93m x 4.14m) Having a matching range of wall and base units with worktop surfaces over, incorporating inset sink unit with side drainer and mixer tap, tiled splash back surrounds, fitted gas hob with extractor set in canopy above, built in electric cooker beneath, space for fridge freezer, space for breakfast table and chairs, radiator, down lighting, two double glazed windows to rear elevation and glazed door leading through to covered side entry.

COVERED SIDE ENTRY With opaque double glazed door to front, pedestrian access door to garage, tiled floor, continuing to utility room.

UTILITY ROOM 8'10" x 10'10" (2.69m x 3.3m) Having a space and plumbing for washing machine, Belfast double sink unit with hose style mixer tap, double glazed windows to side and rear and double glazed French doors giving access out to rear garden.

GALLERIED LANDING Approached via turning staircase with opaque leaded double glazed window to front, radiator, useful walk in storage cupboard, a access to loft and doors off to all rooms.

BEDROOM ONE 18'10" into bay x 11'6" (5.74m x 3.51m) Having a range of built in bedroom furniture comprising; treble wardrobe, double wardrobe, single wardrobe with cabin style storage over, dressing table and bedside cabinets, radiator and leaded double glazed bay window to front.

BEDROOM TWO 15' x 12'5" (4.57m x 3.78m) Having double glazed window to rear and radiator.

BEDROOM THREE 11'5" x 8'2" (3.48m x 2.49m) With double glazed window to rear and radiator.

BEDROOM FOUR 11'5" x 7'10" (3.48m x 2.39m) With double glazed window to rear and radiator.

FAMILY BATHROOM Being reappointed with a four piece white suite comprising; panel bath with mixer tap and shower attachment, low flush WC, vanity wash hand basin with chrome mixer tap and cupboards beneath, full complementary tiling to walls, fully tiled double shower cubicle with mains rainwater shower over and shower attachment, chrome ladder heated towel rail, two opaque double glazed windows to side, radiator and down lighting.

OUTSIDE To the rear is a good size mature rear garden, laid mainly to lawn with paved patio, vegetable garden, fencing to perimeter and gated access to front.

GARAGE 14'9" x 8' (4.5m x 2.44m) With double doors to front, light and power, wall mounted gas central heating boiler and pedestrian access door to side entry. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice available for EE, Three, O2, Vodafone and data available for EE, Three, O2, Vodafone

Broadband coverage - Broadband Type = Standard Highest available download speed 16Mbps.

Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 97Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.

Networks in your area - Virgin Media, Openreach

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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