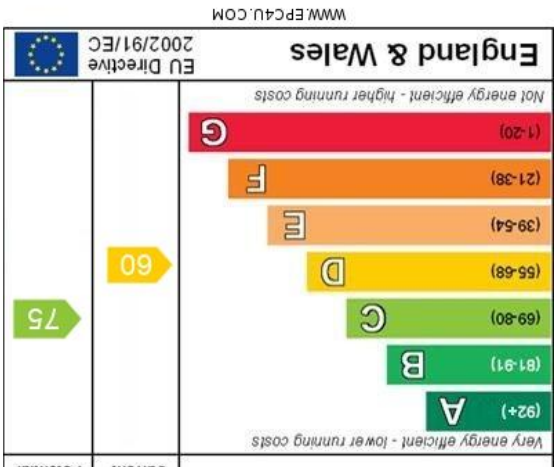


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

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 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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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 Conveyer.



Walmley | 0121 313 1991



- NO UPWARD CHAIN
- A SPACIOUS THREE/FOUR BEDROOM DETACHED DORMER BUNGALOW
- KITCHEN/BREAKFAST ROOM
- GROUND FLOOR BATHROOM AND FIRST FLOOR SHOWER ROOM
- GARAGE AND MULTI VEHICLE DRIVEWAY
- GOOD SIZED ENCLOSED REAR GARDEN

57 Hollyfield Road, Sutton Coldfield, B75 7SE

Offers In Excess Of
£415,000



Property Description

Occupying this popular residential location this three/four bedroom traditional style detached dormer bungalow is well situated for amenities including local schools and shops, public transport on hand, excellent schools in the vicinity and transport links giving easy access into Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The accommodation which offers scope and potential briefly comprises to the ground floor:- storm porch, reception hallway, spacious lounge, fitted breakfast kitchen, utility room, two ground floor bedrooms - bedroom two/sitting room, ground floor bedroom and separate wc. To the first floor is two further bedrooms and first floor shower room. Outside to the front the property is set back from the road behind a multi vehicle driveway giving access to the garage and to the rear is a good sized private enclosed rear garden. The property is available with NO UPWARD CHAIN.

Outside to the front the property occupies a commanding plot set back behind a multi vehicle paved driveway providing ample off road parking with access to the garage with fencing and hedgerow to perimeter, gated access to rear, further pathway leading through to canopy porch.

CANOPY PORCH Having outside light.

WELCOMING RECEPTION HALLWAY Approached by a double glazed leaded reception door with matching side screens, with feature herringbone flooring, stair case off to first floor accommodation and doors leading off to all rooms and further door through to inner lobby.

LOUNGE 16' 00" x 18' 06" max x 16' 02" min (4.88m x 5.64m) Having a double glazed leaded window to front, two radiators, feature ingle nook fire place with windows to side, with inset fireplace and double glazed sliding patio door giving access out to rear garden.

BREAKFAST/KITCHEN 12' 02" x 10' 02" (3.71m x 3.1m) Having a comprehensive matching range of wall and base units with work top surfaces over, incorporating inset one and a half bowl sink unit with mixer tap and tiled splash back surrounds, fitted gas hob, with extractor set in canopy above, built in grill and oven beneath, integrated microwave oven, integral fridge, dish washer, fitted breakfast bar tiled floor, radiator, double glazed windows to side and rear elevation and glazed door giving access to lobby.

LOBBY With glazed door giving access to rear garden, door through to utility room.

UTILITY ROOM 5' 11" max x 2' 10" min x 8' 08" max (1.8m x 1.73m) Having sink unit with cupboards beneath, space and plumbing for washing machine and further appliance, tiled floor, double glazed window to rear elevation.

BEDROOM ONE 11' 09" x 12' 00" (3.58m x 3.66m) Having a range of fitted bedroom furniture, comprising two double wardrobes, three single wardrobes with cabin style storage cupboards above, radiator, coving to ceiling and leaded double glazed bow window to front.

BEDROOM TWO/SITTING ROOM 11' 11" x 12' 00" (3.63m x 3.66m) Being a dual aspect room with leaded double glazed bow window to front, leaded double glazed to side, coving to ceiling and radiator.

SEPARATE WC Having low flush WC, wash hand basin, tiled floor, built in storage cupboards, ladder heated towel rail, opaque double glazed window to side elevation.

BATHROOM Having a suite comprising panelled bath, vanity wash hand basin with cupboards beneath, full complementary tiling to walls, wooden floor, fully tiled enclosed shower cubicle with mains fed shower over, extractor and ladder heated towel rail and opaque double glazed window to side elevation.

FIRST FLOOR LANDING Approached via staircase from reception hallway, with doors off to bedrooms and shower room.

BEDROOM THREE 11' 04" x 12' 02" max 10' 07" min (3.45m x 3.71m) Having built in wardrobe, radiator, built in vanity wash hand basin, leaded double glazed dormer window to front elevation.

BEDROOM FOUR 11' 05" x 9' 01" (3.48m x 2.77m) Having built in wardrobe, radiator and double glazed window to rear.



FIRST FLOOR SHOWER ROOM Having a white suite, comprising vanity wash hand basin with mixer tap and cupboards beneath, full tiling to walls, electric shower over, low flush WC, fully tiled enclosed shower cubicle with electric shower over, heated towel rail and opaque glazed Velux window to side elevation.

OUTSIDE To the rear there is a good sized mature well maintained garden, with full width paved patio, with pathway leading to neat lawned garden with a variety of shrubs and trees with fencing to perimeter, pathway extends round to the side of the property with gated access to the front, cold water tap and pedestrian access door to the garage.

GARAGE (UNMEASURED) With double opening doors to front, light and power and pedestrian access door to rear. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band F Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely a availability for Three, O2 & Vodafone limited a availability for EE and data limited availability for EE, Three, O2 & Vodafone
Broadband coverage -
Broadband Type = Standard Highest available download speed 18 Mbps. Highest available upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.
Networks in your area - Virgin Media & Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green & Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green & Company within the electronic property file of the relevant property.

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. 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

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