



## **45 Holly Lane, Marston Green, B37 7AN**

### **£525,000**

This immaculate extended detached bungalow briefly comprises hallway, lounge, dining room, kitchen, three double bedrooms (master having an ensuite), utility room, separate w/c and garage. There is a large rear garden and a block paved driveway providing ample parking. This home offers huge potential and must be viewed to appreciate the property on offer ! The property is local to schools, local amenities, motorway links, Birmingham Airport and train stations. Call Now to VIEW !



## Approach

Block paved driveway to front



## Porch

Double glazed door and window to front, ceiling light point

## Hallway

Door to front, Amtico flooring, Radiator, ceiling light point, loft access, two wall light points



## Lounge

28'01 x 14 (8.56m x 4.27m)

2 Double glazed windows to side, double glazed patio doors leading to conservatory, gas fire with decorative surround, two ceiling light points, 5 wall light points, Radiators



## Dining Room

10'07 x 15'06 (3.23m x 4.72m)

Double glazed window to side, radiator, ceiling light point



## Kitchen

16 x 10 (4.88m x 3.05m)

Double Glazed window to rear, Wall, Base units and drawers, space for double cooker, dishwasher, integrated hob with extractor above, breakfast bar, sink with mixer tap and drainer, spot lights to ceiling, radiator, door to side entry



## Conservatory

11'07 x 13 (3.53m x 3.96m)

Double glazed windows to all elevations, double doors to garden, ceiling light point.



## Side Entry

Door to garden, storage cupboard

## Separate W/C

Window to side, low level w/c and ceiling light point.





**Utility**

9'03 x 15'08 (2.82m x 4.78m)  
 Wall, base and drawer units, double glazed window to side, space for white goods, four sky lights, sink with mixer tap and drainer, door to side.



**Bedroom One**

13'08 x 9'06 + recess 10'07 (4.17m x 2.90m + recess 3.23m)  
 Double glazed window to front, spot lights to ceiling, walk in wardrobe, radiator



**Ensuite**

Double glazed window to rear, shower, wash hand basin with vanity below, low level W/C, radiator, ceiling light point, extractor fan



**Bedroom Two**

12'04 x 10'06 (3.76m x 3.20m)  
 Double glazed window to front, ceiling light point, radiator



**Bedroom Three**

10'05 x 10'10 (3.18m x 3.30m)  
 Double glazed window to side, cleaning light point, radiator



**Family Bathroom**

Double glazed window to side, low level W/C, bath, wash hand basin with vanity unit, shower, spot lights to ceiling, radiator



### Rear Garden

Brick built tool store, block paved patio area, mainly laid to lawn, lighting, pond, mature shrubs and trees to borders



### Garage

9'07 x 17'03 (2.92m x 5.26m)

Double open doors, ceiling light point, power point.

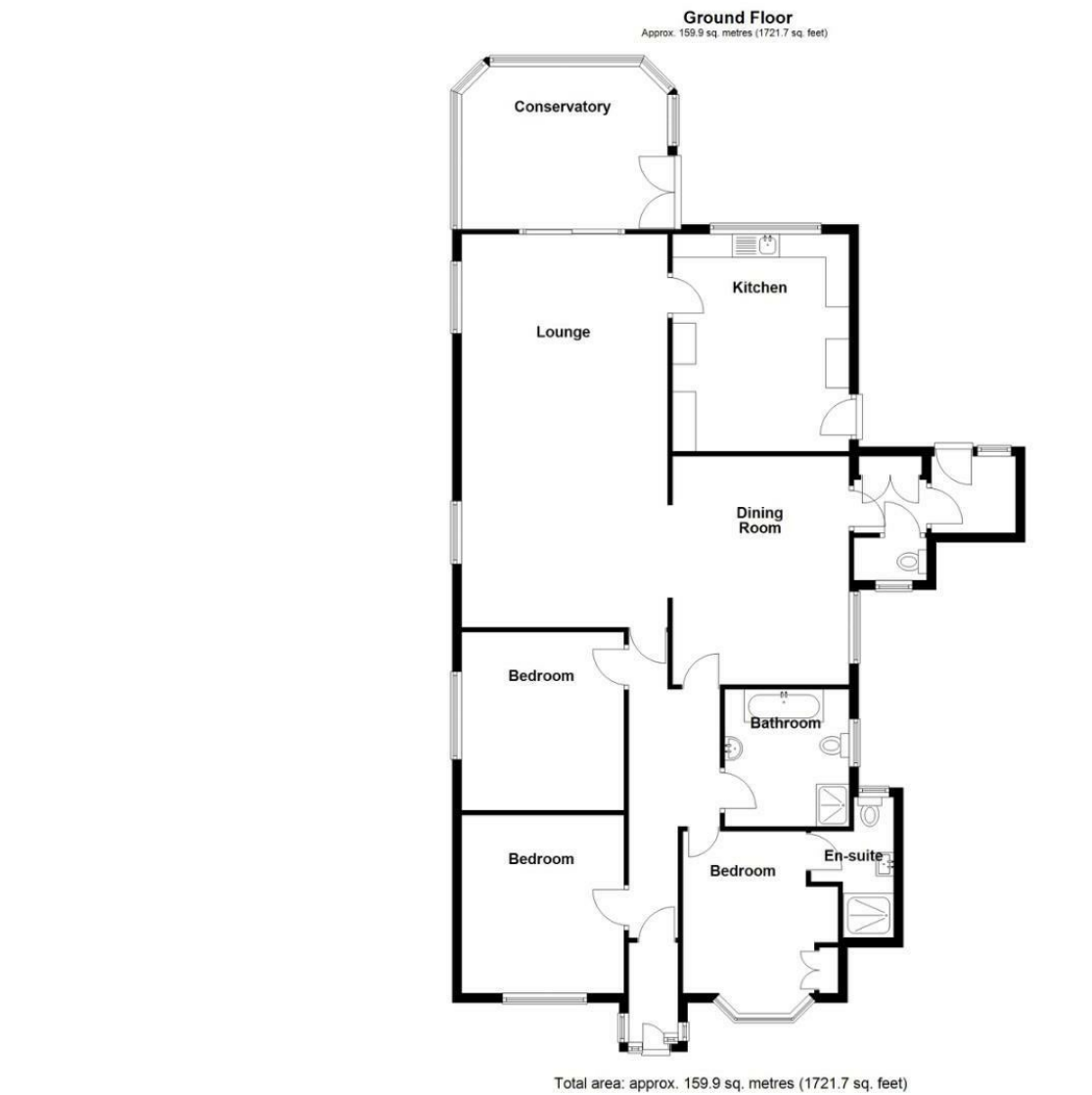
### Further Information

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Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - E

EPC Rating -E



| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not energy efficient - higher running costs                     |         |           |
|   |         | 65        |
|   | 44      |           |
| England & Wales   |         |           |
| EU Directive 2002/91/EC   |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
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|   |         |           |
| England & Wales   |         |           |
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