

Fox Hollies Road, Acocks Green



Offers Over £225,000



## Fox Hollies Road, Acocks Green

- 2 Reception Rooms
- Double Glazing
- Well Maintained
- Ideal Family Home
- 3 Bedrooms
- Gas Central Heating
- Garden
- Ideal Buy to Let

### Tenure: Freehold

### Council Tax Band: A

Welcome to this charming mid-terrace house located on Fox Hollies Road in Birmingham. This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to unwind and make themselves at home.

The two bathrooms ensure that there will be no more waiting in line during the morning rush, adding convenience to your daily routine. The off-road parking for a small car is a fantastic bonus, making parking a breeze in this bustling neighbourhood.

Measuring at 996 sq ft, this lovely house offers a comfortable living space for you to create lasting memories. Whether you're looking to settle down or invest in a new property, this house on Fox Hollies Road presents a wonderful opportunity to make it your own.

Don't miss out on the chance to call this house your home sweet home. Book a viewing today and envision the endless possibilities that this property has to offer.

### Reception Room

3.59m x 2.91m (11'9" x 9'7")

Double glazed bay window to front, laminate flooring, chimney breast, wall mounted radiator, ceiling lights, skirting

### Living Room

3.44m x 3.90m (11'3" x 12'10")

Double glazed window to rear, laminate flooring, chimney breast, ceiling light, skirting, wall mounted radiator

### Kitchen

2.11 x 3.26 (6'11" x 10'8")

Double glazed window to side, laminate flooring, tiled walls, wall mounted radiator, ceiling lights, generous number of storage units, worktops, integrated extractor fan, drainer sink with mixer tap

### Utility

1.01m x 2.11m (3'3" x 6'11")

Double glazed door to garden, storage units, laminate flooring

### Bathroom

1.76m x 2.01m (5'9" x 6'7")

Privacy double glazed window to side, tile flooring, wall tiles, bathtub with mixer tap, shower unit, pedestal sink with mixer tap, extractor fan, heated towel rail

### Bedroom 1

3.78m x 3.43m (12'4" x 11'3")

Double glazed windows to front, carpet, wall mounted radiator, skirting, ceiling light

### Bedroom 2

3.47m x 2.91m (11'4" x 9'6")

Double glazed window to front, carpet, wall mounted radiator, skirting, ceiling light

### Shower Room

1.99m x 1.26m (6'6" x 4'1")

Privacy double glazed window to side, tile flooring, wall tiles, shower unit, wash basin with mixer tap

### Bedroom 3

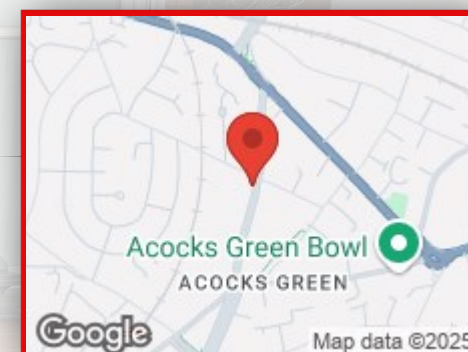
2.13m x 2.64m (6'11" x 8'7")

Double glazed window to front, carpet, wall mounted radiator, skirting, ceiling light

### Garden

Garden slabs, privacy from rear, Fence panels to boundaries

## Directions





## Fox Hollies Road, Acocks Green





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Total area: approx. 91.9 sq. metres (989.4 sq. feet)

This plan is not to scale and is given merely as a guide to show the approximate location of one room to another. This is only used for illustration purposes and should be as such by any other party thus no responsibility is taken for any error, omission or misstatement. Any appliances, fixtures, systems etc have not been tested and therefore no guarantee can be provided.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		87		(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C	69			(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	
					

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