



## 11 Holly Grove

Bournville, Birmingham, B30 2BB

Offers Over £550,000



**\*HOLLY GROVE, BOURNVILLE - A UNIQUE GRADE II LISTED HOME IN THE HEART OF BOURNVILLE - THE FIRST TIME TO THE MARKET\*** This is a simply wonderful Bournville period home, having never been placed on the market since it's original purchase from the Cadbury family this beautiful, character home offers a unique opportunity for the right buyers. Built and designed by the award winning architect W A Harvey 11 Holly Grove occupies a superb end plot with a further plot being leased from Bournville Village Trust enjoying superb views in this quiet cul-de-sac. The property itself is well presented but offers an excellent opportunity to update and modernise subject to the correct consents with the accommodation comprising; driveway, front gardens and detached garage, wrap around gardens with wonderful views, hallway, two reception rooms, kitchen, side veranda and outbuildings. To the first floor there are three double bedrooms and a 1st floor bathroom. No doubt this will generate some good interest so please call our Bournville sales team for more information or to book your viewing.



### Approach

This wonderful grade II listed Bournville home is approached via a communal private driveway off Laburnum Road leading down to a parking area and drive, also giving access to a detached garage and bi-fold gates giving access to a further potential for off street parking and wooden gate opening into superb gardens with an initial patio area leading up to the front of the property with steps leading up to the ornate entrance porch with hardwood front door opening into;

### Entrance Hall

With wooden parquet floor covering, in-built meter cupboards, frosted single glazed window with secondary glazing to the front, central heating radiator, stairs gives rise to the first floor, ceiling light point and oak internal doors opening into:

### Dual Aspect Dining Room

14'11" x 11'5" (4.55 x 3.5)

With double glazed window with secondary glazing to the front aspect, further double glazed window to the rear, central heating radiator, ceiling light point, inset Valour gas fire (not tested) on raised hearth and wooden mantle piece and surround, cornice to ceiling and ceiling light point with ceiling rose.

### Living Room

14'0" x 15'1" (4.28 x 4.6)

From hallway oak interior door opening into living room with double glazed window with secondary glazing to the front aspect, cornice to ceiling, ceiling light point with ceiling rose, two central heating

radiators, inset gas fire (not tested) on raised hearth with wooden mantle piece and surround and door opening into under stairs storage cupboard.

### Kitchen

14'11" x 7'4" (4.57 x 2.25)

A u-shaped kitchen with a selection of hardwood painted wall and base units with work surfaces with integrated five ring burner gas hob and integrated low level Neff oven and Neff microwave, one and a half drainer stainless steel Franke sink with hot and cold mixer tap, double glazed window to the front aspect, cornice to ceiling, tiling to splash backs, double glazed window to the side aspect, two ceiling light points, cornice to ceiling, central heating radiator and glazed interior door and step leading into:

### Side Veranda

15'6" x 8'0" (4.74 x 2.44)

With feature hardwood door giving access to gardens, wall mounted Worcester Bosch combination boiler, wall mounted sink with hot and cold taps, 'outside' tap, central heating radiator, space facility for fridge and freezer, plumbing for a washing machine & dishwasher, strip ceiling light point and door opens into storage room and door opening into:

### Downstairs WC

2'10" x 4'3" (0.87 x 1.32)

With low flush WC, frosted single glazed window to the rear and ceiling light point.

### Storage Room

12'0" x 4'7" (3.68 x 1.4)

From the side veranda door opens into storage room with vaulted ceiling, strip ceiling light point, storage space and frosted window to the side aspect.

### First Floor Accommodation

From hallway stairs with balustrading gives rise to the first floor landing with ceiling light point, frosted double glazed window to the rear aspect and doors opening into:

#### Bedroom One

14'11" x 10'4" (4.56 x 3.15)

With three double glazed windows to the front aspect complete with secondary glazing, central heating radiator, ceiling light point, two wall mounted light points and a selection of quadruple mirror fronted in-built wardrobes.

#### Bathroom

9'4" x 7'7" (2.85 x 2.32)

This four piece bathroom comprises corner entry shower with mains power shower, corner bath with hot and cold mixer tap, low flush WC, wash hand basin on vanity unit with under sink storage and hot and cold mixer tap, tiled to half wall height, ceiling light point, loft access point, cornice to ceiling, heated towel radiator and double glazed window to the front aspect complete with secondary glazing units.

#### Bedroom Two

9'10" max x 11'9" max (3.02 max x 3.6 max)

With double glazed window to the front aspect with secondary glazing, central heating radiator and ceiling light point.

#### Bedroom Three

15'1" x 8'7" (4.6 x 2.64)

With double glazed window to the side aspect with secondary glazing, ceiling light point and central heating radiator.

#### Rear Garden

From the initial front door area with patio and pathway leads passed the front fore garden which is laid with mainly mature lawns with decorative flowerbeds and hedgerows to all borders, access to the garage, then pathway leading up to a main raised patio area with superb outside entertaining space, door opening into the veranda and steps lead down to main garden area. The main garden being laid mainly with mature lawn with decorative flowerbeds, fencing and hedgerows to borders, hard standing for garden shed. Rear garden area with mature garden and being finished with further hedgerows to boundaries.

#### Garage

With metal up and over front opening doors, windows to rear and side and side access door to the rear garden and providing excellent storage and the further potential.





## Floor Plan

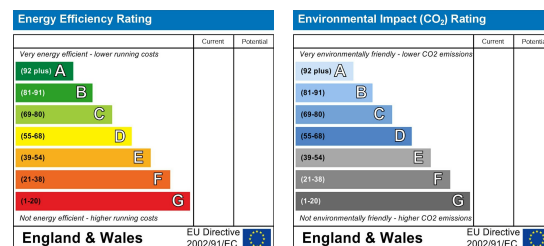
**Holly Grove**  
For Illustrative purposes only, NOT to scale.



## Viewing

Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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### 1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.