



## 44 Holly Road

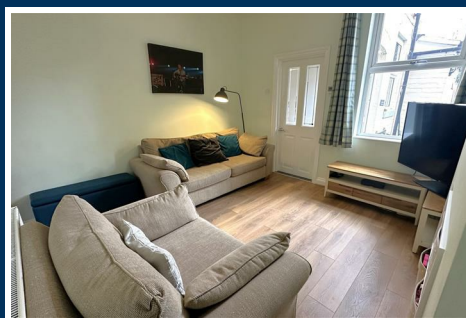
Kings Norton, Birmingham, B30 3AX

Offers Over £250,000





**\*BEAUTIFULLY PRESENTED THREE BEDROOM, EXTENDED HOME WITH STUNNING GARDEN!\*** This is a beautifully presented and extended, three bedroom period terrace home which has been lovingly updated over the years by the current owners. The property is perfectly located for all of the amenities of both Cotteridge and Stirchley and also ideally placed for access to nearby Kings Norton and Bournville train stations with their excellent commuter links alongside the local parks and schools in the area, you couldn't be better placed!. The house itself offers a superb blend of period details and modern fittings with the accommodation on offer briefly comprising; fore garden, dining room and living room, modern extended kitchen & utility room, superb ground floor bathroom and a lovely courtyard garden with side access. To the first floor there is two double bedrooms and a further single bedroom. To book your viewing please ring our Bournville sales team! Council Tax Band B and EPC Rating TBC.



#### Approach

This beautifully presented and extended three bedroom end of terrace is approached via a front boundary wall with wrought iron gate leading to blue engineering brick pathway with Cotswold stone low maintenance fore garden with various potted plants and shrubs and pathway leads to a UPVC frosted double glazed front entry door with double glazed window above opening into:

#### Dining Room

13'0" into bay x 11'0" (3.97 into bay x 3.37)

With laminate wood effect floor covering, double glazed bay window to the front aspect, cornice to ceiling, feature arched recess to chimney breast, in-built meter cupboards to alcove, ceiling light point, central heating radiator and interior door opens into:

#### Living Room

11'0" x 14'0" max (3.369 x 4.279 max)

With an internal door opening into under stairs storage cupboard, continued laminate wood effect floor covering, double glazed window to the rear aspect, ceiling light point, central heating radiator, further arch recess to chimney breast, open walkway to stairs to the first floor and glazed interior door opening into:

#### Extended Kitchen/Utility

15'0" x 7'1" max x 5'0" min (4.584 x 2.161 max x 1.533 min)

With a selection of matching wall and base units with roll edge effect work surfaces, integrated four ring burner gas hob, integrated Hotpoint oven, circular stainless steel sink and drainer with hot and cold mixer tap over, double glazed exterior door giving access to the side return and rear garden, double glazed window to the side aspect, ceiling light point, space facility for fridge freezer, tiled floor covering, breakfast bar area and opening out to the utility area. With further double glazed window to the side aspect, wood effect work surface, plumbing facility for washing machine, dishwasher, wall mounted Ideal logic combination boiler, continued tiled flooring, central heating radiator, tiling to splash backs, loft access point and interior door opens into:

#### Ground Floor Bathroom

8'0" x 6'1" (2.456 x 1.862)

With panel bath with hot and cold mixer tap and shower attachment, wall mounted heated chrome towel rail, push button low flush WC, wash hand basin on vanity unit with under sink storage and hot and cold mixer tap, frosted double glazed window to the side aspect, ceiling light point and tiled flooring and splash back returns.

### First Floor Accommodation

From the rear living room stairs gives rise to the first floor landing with two ceiling light points and doors opening into:

#### Bedroom One

11'0" x 11'0" to recess (3.355 x 3.371 to recess)

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

#### Bedroom Two

11'0" x 8'0" (3.364 x 2.456)

With double glazed window to the rear aspect. ceiling light point, central heating radiator and door opening into over stairs storage cupboard with loft access point.

#### Bedroom Three

9'0" x 6'0" (2.749 x 1.831)

Currently use as a dressing room with double glazed window to the rear aspect, ceiling light point and central heating radiator.

### Rear Garden

From the kitchen doors gives access to the garden with shingle stone pathway side return, panel fencing to borders leading to the rear of the property with lovely landscaped courtyard garden accessed via raised sleeper flowerbeds and steps

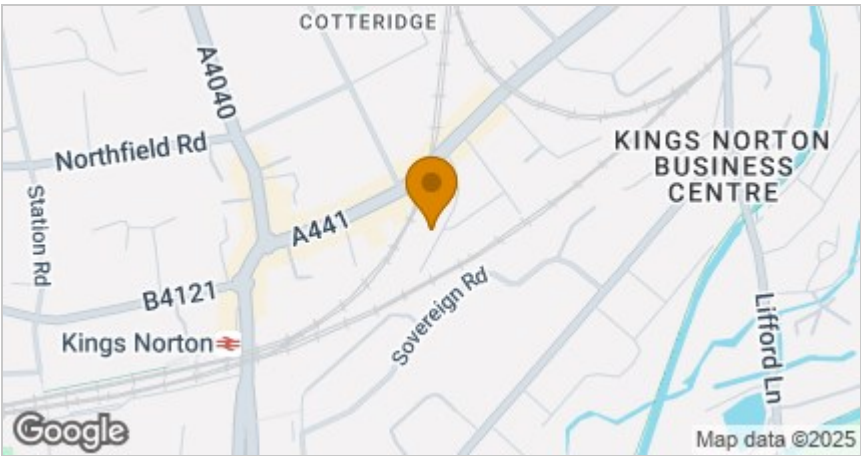
onto blue slate low maintenance garden with circular patio area for outside seating and entertaining and being finished with panel fencing and climbing shrubs, wooden access gate giving to the neighboring property and further access to side shared passageway being gated and gives access to the front of the property.

### Anti-Money Laundering

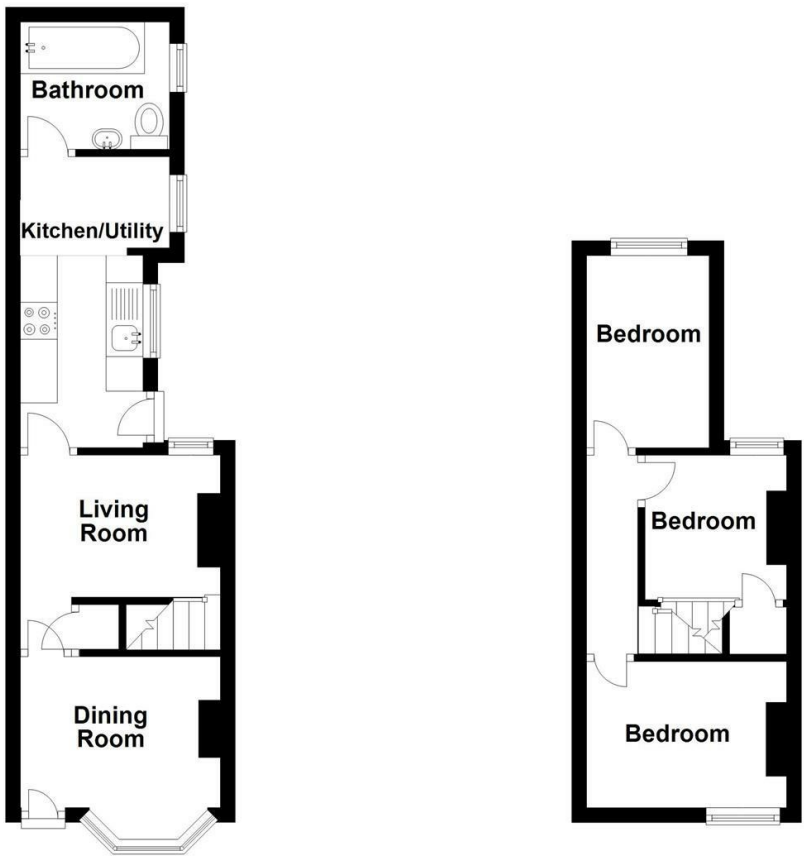
At Rice Chamberlains, we are committed to ensuring full compliance with Anti-Money Laundering (AML) regulations, which are designed to protect all parties involved in property transactions. As part of this process, we are required to carry out identity checks on all buyers and sellers. To cover the costs of these checks, we charge a small fee of £20 per person. We understand this is an additional step, but it's an essential measure to maintain a secure and transparent process for everyone. Thank you for your understanding and cooperation.







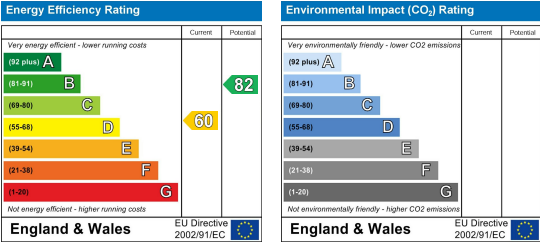
Floor Plan



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.