



Webbs

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Holly Road | Edgbaston, Birmingham | B16 9NH

Open To Offers £375,000

 Webbs
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Summary

** NO CHAIN ** SUBSTANTIAL TRADITIONAL HOME ** PRIME LOCATION ** JUST OFF HAGLEY ROAD ** FABULOUS OPPORTUNITY ** REGISTERED FIVE BEDROOM HMO WITH A TWO BEDROOM GROUND FLOOR APARTMENT ** ALTERNATIVELY COULD BE A FAMILY HOME ** POPULAR LOCATION ** IN NEED OF UPGRADING ** DECEPTIVELY SPACIOUS ** OUTSTANDING POTENTIAL ** DRIVEWAY ** GARDEN ** GAS CENTRAL HEATING ** VIEWING ADVISED **

Webbs Estate Agents have pleasure in offering this deceptively spacious traditional semi detached property, currently a registered HMO 'House of multiple occupancy, situated in a popular location, being close to all local amenities and the City Centre. Briefly comprising: entrance hallway, ground floor two bedroom apartment with kitchen, lounge and bathroom. In addition there is bedrooms and two shower rooms over two floor's Externally there a private driveway and enclosed rear garden. substantial

Key Features

- TRADITIONAL SEMI DETACHED
- REGISTERED HMO
- TWO SHOWER ROOMS
- KITCHEN & BATHROOM
- NO CHAIN
- POPULAR LOCATION
- FIVE BEDROOMS
- TWO BEDROOM APARTMENT
- GARDENS & DRIVEWAY
- IN NEED OF UPGRADING

Rooms and Dimensions

AWAITING VENDOR APPROVAL

ENTRANCE HALLWAY

GROUND FLOOR APARTMENT

INNER HALLWAY

LOUNGE

11'10" x 11'10" (3.63m x 3.62m)

KITCHEN

9'11" x 9'9" (3.04m x 2.99m)

BEDROOM ONE

15'1" x 13'6" (4.60m x 4.12m)

BEDROOM TWO

7'10" x 7'10" (2.40m x 2.41m)

BATHROOM

11'1" x 7'6" (3.39m x 2.30m)

FIRST FLOOR

BEDROOM

15'10" x 11'1" (4.83m x 3.39m)

SHOWER ROOM

SHOWER ROOM

GUEST WC

BEDROOM

19'4" x 11'10" (5.90m x 3.61m)

BEDROOM

12'1" x 12'5" (3.69m x 3.81m)

SECOND FLOOR

BEDROOM

13'2" x 12'0" (4.02m x 3.66m)

BEDROOM

20'1" x 12'8" (6.13m x 3.87m)

DRIVEWAY

GARDENS







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 error, 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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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Best energy efficiency - lowest energy costs 100-125 kWh/m ² /year A	83	Best environmental impact - lowest CO ₂ emissions 100-125 g/m ² /year A	83
125-150 kWh/m ² /year B	81	100-125 g/m ² /year B	81
150-175 kWh/m ² /year C	79	125-150 g/m ² /year C	79
175-200 kWh/m ² /year D	77	150-175 g/m ² /year D	77
200-225 kWh/m ² /year E	75	175-200 g/m ² /year E	75
225-250 kWh/m ² /year F	73	200-225 g/m ² /year F	73
250-300 kWh/m ² /year G	71	225-250 g/m ² /year G	71
300+ kWh/m ² /year Below Minimum Standard	69	250+ g/m ² /year Below Minimum Standard	69
England & Wales EU Directive 2002/91/EC	83	England & Wales EU Directive 2002/91/EC	83

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