



Hollyhurst Road,
Sutton Coldfield, B73 6SY

£350,000

Welcome to Hollyhurst Road, an immaculately presented three bedroom extended semi detached family home within close proximity of Sutton Park's 2400 National Nature Reserve.

The property boasts open plan living to the ground floor, having a lounge/dining room with an opening into the modern fitted extended kitchen. There is also a ground floor WC and a porch leading to the welcoming entrance hallway.

To the first floor are three bedrooms, two which have fitted wardrobes and a modern fitted family bathroom.

Externally the property has a large south west facing rear garden with patio area, mature trees, shrubs and flower borders, and to the front is a block paved driveway providing off road parking and access to the garage.

Early viewing highly recommended on this outstanding home.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C.

Services Connected: Gas/Elec/Water/Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464
or via Streetly@paulcarrestateagents.co.uk



Ground Floor Accommodation

Entrance Porch 3' 11" x 6' 0"
(1.19m x 1.83m)

Entrance Hall 12' 1" x 5' 11"
(3.68m x 1.80m)

Lounge/Dining Room 24' 9" (max) x 16' 8" (max)
(7.54m max x 5.08m max)

L shape Kitchen 16' 5" (max) x 12' 1" (max)
(5.00m max x 3.68m max)

Downstairs WC 3' 10" x 3' 1"
(1.17m x 0.94m)

Garage 16' 4" x 6' 11"
(4.97m x 2.11m)

First Floor Accommodation

Bedroom One 12' 4" x 8' 2" (to wardrobe)
(3.76m x 2.49m)

Bedroom Two 12' 0" (into bay) x 10' 5"
(3.65m x 3.17m)

Bedroom Three 7' 7" (max) x 6' 0"
(2.31m max x 1.83m)

Bathroom 7' 2" x 6' 1"
(2.18m x 1.85m)



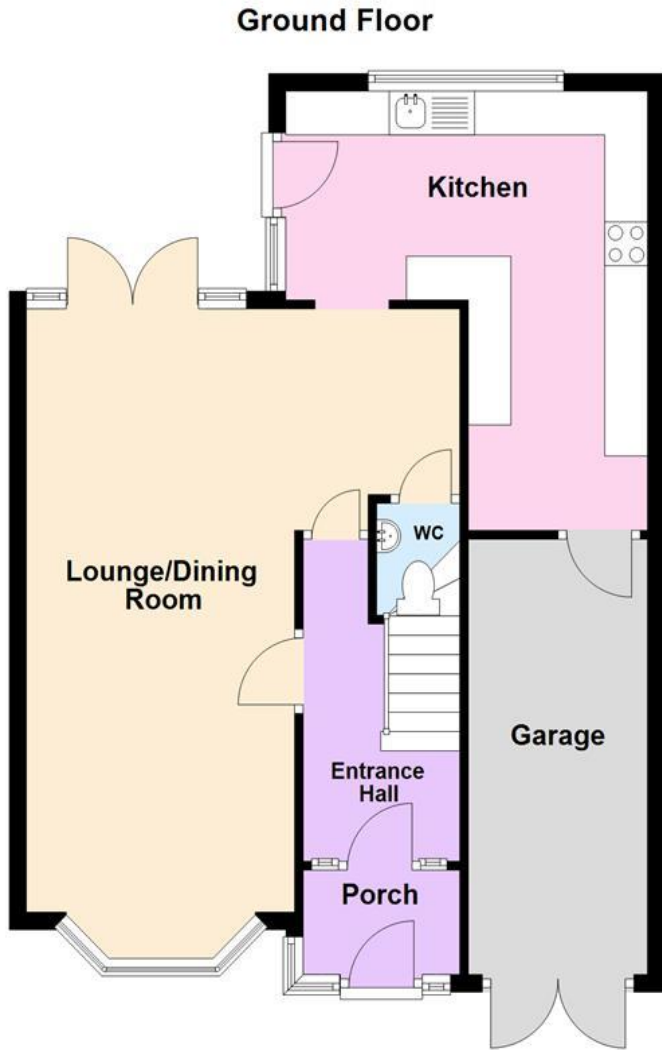






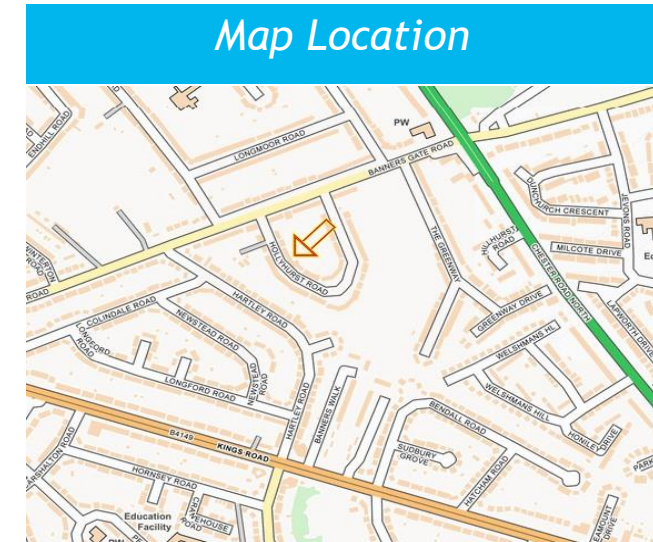
Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 7TH February 2024