



Hollyhurst Road,  
Sutton Coldfield, B73 6SY

Offers in the Region Of £340,000

# Sutton Coldfield

Offers in the Region Of £340,000



Situated on the ever-popular Hollyhurst Road in Sutton Coldfield, this three bedroom semi-detached family home boasts impressive extended living space throughout.

Approached via a paved driveway with front lawn, the accommodation briefly comprises of an entrance porch and hallway leading into a bright dining room with bay window to the fore.

There is a separate extended lounge overlooking the rear garden, providing ample entertainment/family space. The kitchen is also extended, and benefits from a convenient pantry store area, with a huge separate utility with downstairs W.C., and spacious integral garage.

Upstairs are three great size bedrooms, the two largest with fitted wardrobes, and a family bathroom with separate W.C.

Outside to the rear is a stunning private rear garden with flattering views, social patio area and lawn with fenced enclosure.





## Property Specification

EXTENDED THREE BEDROOM SEMI-DETACHED HOME  
PRIVATE REAR GARDEN  
TWO LARGE RECEPTION ROOMS  
SPACIOUS UTILITY AREA WITH LARGE INTEGRAL GARAGE  
DOWNSTAIRS W.C.  
THREE GOOD SIZE BEDROOMS

### Ground Floor Accommodation

Porch 7' 0" x 3' 8" (2.14m x 1.13m)

Hallway

Dining Room 11' 11" x 10' 6" (3.64m x 3.21m)

Lounge 17' 0" x 10' 7" (5.17m x 3.22m)

Kitchen 13' 4" x 8' 5" (4.06m x 2.56m)

Utility Area 18' 6" x 8' 2" (5.63m x 2.50m)

Downstairs W.C. 6' 2" x 3' 0" (1.89m x 0.92m)

Integral Garage 21' 10" x 11' 0" (6.65m x 3.36m max, 2.53 min)

### First Floor Accommodation

Bedroom One 12' 4" x 10' 3" (3.77m x 3.12m)

Bedroom Two 11' 11" x 10' 3" (3.63m x 3.12m)

Bedroom Three 8' 7" x 5' 10" (2.61m x 1.78m)

Bathroom 8' 5" x 5' 9" (2.57m x 1.76m)

W.C. 5' 4" x 2' 6" (1.63m x 0.77m)

### **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: 19<sup>th</sup> February 2024

### **Viewer's Note:**

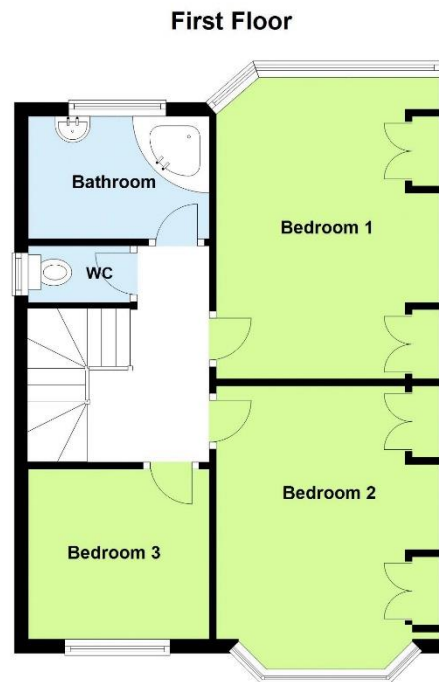
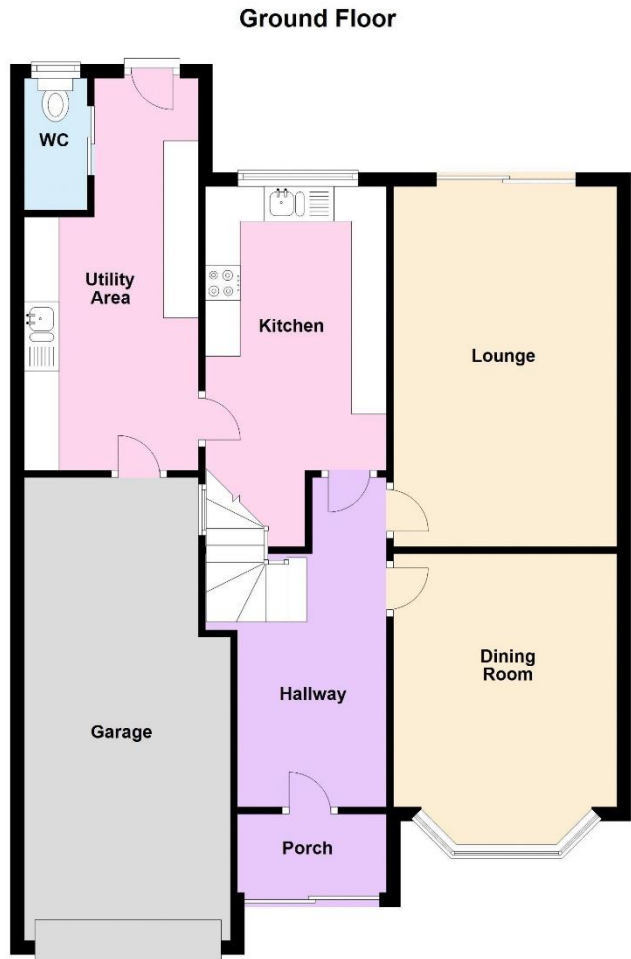
Services connected: Gas/electric/water/drainage

Council tax band: D

Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

