



Hollyhurst Road,
Sutton Coldfield, B73 6SY

Offers in Excess of £325,000

Welcome to Hollyhurst Road, a three bedroom semi detached family home, situated within a mile of Sutton Park's 2400 national nature reserve and within close proximity of local amenities and transport links.

The property comprises an entrance porch, welcoming entrance hall, through lounge/dining room with patio doors to the rear garden, extended kitchen, garage and a ground floor WC.

The first floor has three bedrooms, two doubles both having fitted wardrobes and a third bedroom which is a single.

A four piece family bathroom comprising a corner bath, shower, low level WC and a hand wash basing completes the internal accommodation.

To the front of the property is a block paved driveway providing off road parking for multiple vehicles and access to the garage.

To the rear of the property is a south west facing garden, having a patio area, laid to lawn and fenced borders.

Internal viewing is highly recommended to appreciate the size and potential of this wonderful family home.

Tenure: We can confirm the property is Freehold.

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

Services Connected: Mains electric, gas, water and 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

Entrance Hall 15' 6" (max) x 6' 6" (max)
(4.72m x 1.98m)

Lounge/Dining Area 29' 2" x 10' 5"
(8.88m x 3.17m)

Kitchen 18' 4" x 8' 8"
(5.58m x 2.64m)

Garage 11' 0" (max) x 31' 9" (max)
(3.35m x 9.67m)

WC 2' 11" x 4' 10"
(0.89m x 1.47m)

First Floor Accommodation

Bedroom One 14' 1" x 10' 1"
(4.29m x 3.07m)

Bedroom Two 14' 8" x 10' 5"
(4.47m x 3.17m)

Bedroom Three 8' 7" x 6' 0"
(2.61m x 1.83m)

Bathroom 8' 8" x 8' 6"
(2.64m x 2.59m)

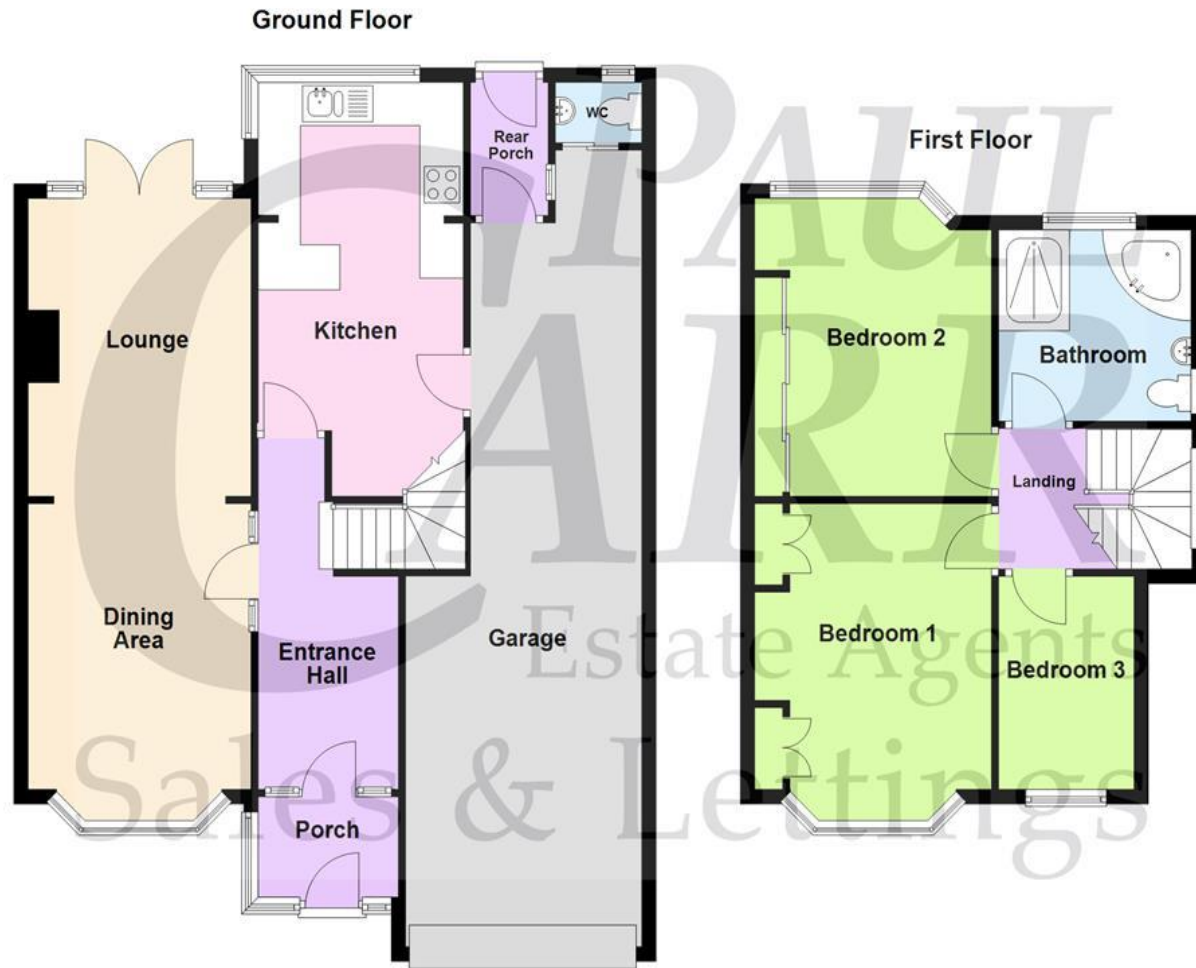






Floor Plan

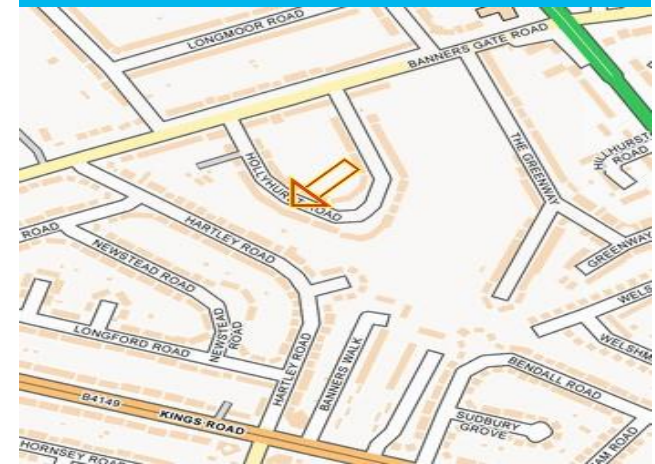
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







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: 28th August 2024