



Hollyhurst Road,  
Sutton Coldfield, B73 6SZ

**£315,000**



Situated on the ever popular Hollyhurst Road, Sutton Coldfield, this well-presented three-bedroom semi-detached family home offers comfortable living in a prime location, within close proximity to Banners Gate entrance of Sutton Park's 2,400-acre National Nature Reserve. With a well-balanced layout and a private south-east facing rear garden, this property provides an excellent opportunity for families and professionals alike.

Upon entering, a welcoming entrance hall leads to the open-plan through lounge and dining room, creating a bright and spacious living area ideal for both relaxation and entertaining. The separate kitchen provides ample storage and workspace and leads conveniently into a utility area, offering additional practicality. Completing the ground floor is an integral garage, which provides useful storage or potential for future conversion (subject to planning).

The first floor comprises three bedrooms, including two generous doubles and a single, perfect as a child's bedroom or home office. The family bathroom features a bath, shower, and sink, with a separate WC adding convenience.

Externally, the private rear garden benefits from a south-east facing aspect, featuring a patio area, well-maintained lawn, mature shrubbery, and fenced surrounds, creating a peaceful outdoor retreat. To the front, a driveway provides off-road parking, with access to the garage and a side entrance leading to the utility area.

Located in a highly desirable area, this home is just a short distance from Sutton Park, well-regarded local schools, and excellent transport links. Internal viewing is highly recommended to appreciate all that this fantastic home has to offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C payable to Birmingham City Council.

Services Connected: Gas/Electric/Water/Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via [Streetly@paulcarrestateagents.co.uk](mailto:Streetly@paulcarrestateagents.co.uk)





## Accommodation

### Entrance Hall

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

**Kitchen**  
8' 8" x 8' 4" (2.64m x 2.54m)

**Utility Area**  
16' 4" (max) x 7' 8" (4.97m x 2.34m)

**Garage**  
14' 11" x 8' 0" (4.54m x 2.44m)

### First Floor Landing

**Bedroom One**  
14' 9" (max) x 10' 5" (max) (4.49m x 3.17m)

**Bedroom Two**  
14' 2" (into bay) x 10' 5" (4.31m x 3.17m)

**Bedroom Three**  
8' 2" x 5' 9" (2.49m x 1.75m)

**Family Bathroom**  
5' 8" x 8' 3" (1.73m x 2.51m)

**WC**  
5' 2" x 2' 8" (1.57m x 0.81m)

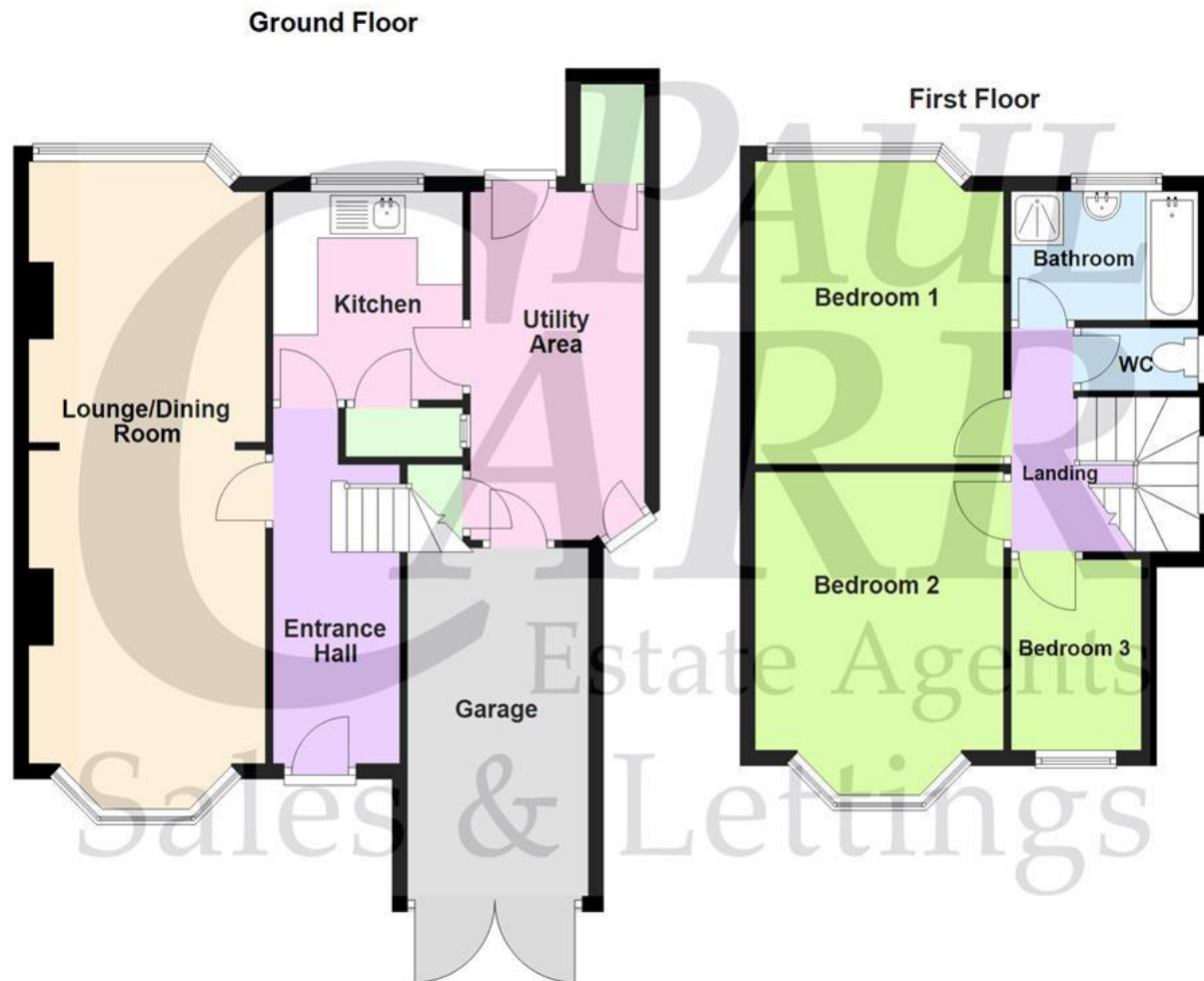






# Floor Plan

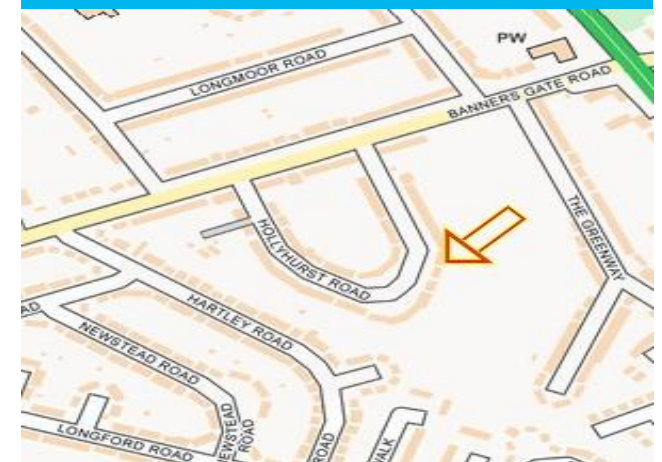
*This floor plan is not drawn to scale and is for illustration purposes only*



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 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: 11th February 2025