



Holly Lane, Erdington
Birmingham, B24 9JP

£395,000

Erdington

£395,000

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This superbly proportioned characterful three storey, five bedroom period property sits in an enviable and convenient location set within close proximity of many desirable local amenities including shops, schools, park and transport links.

Accessed via a recessed porch the ground floor accommodation includes a separate lounge and dining room, generous dining kitchen and well proportioned family room, along with a guest cloakroom utility.

To the first floor there are four bedrooms, a family bathroom and separate WC, further stairs to the top floor bedroom having the benefit of a kitchen off.

Outside a driveway provides off road parking for vehicles whilst a secure side gate leads to the most impressive mature rear garden and patio.

An early viewing is essential in order to fully appreciate the opportunity on offer and avoid disappointment.





Property Specification

THIS SUPERBLY PROPORTIONED IDEALLY SITUATED CHARACTERFUL FIVE BEDROOM PERIOD PROPERTY BRIEFLY COMPRISES;

Porch

Hall

Lounge 5.00m (16'5") max x 4.19m (13'9")

Sitting Room 3.38m (11'1") x 2.00m (6'7")

Utility Room 2.00m (6'7") x 1.42m (4'8")

Dining Kitchen 6.18m (20'3") x 2.86m (9'5")

Family Room 5.70m (18'8") x 2.74m (9')

Landing

Bedroom 1 4.27m (14') x 3.38m (11'1")

Bedroom 2 3.81m (12'6") x 3.38m (11'1")

WC and Bathroom

Bedroom 3 3.64m (11'11") x 2.86m (9'5")

Bedroom 5 3.27m (10'9") x 1.85m (6'1")

Landing

Bedroom 4 5.33m (17'6") x 3.46m (11'4")

Kitchen 2.00m (6'7") x 1.78m (5'10") max

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 October 2025.

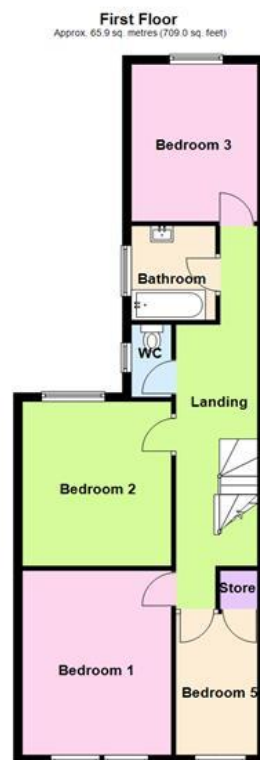
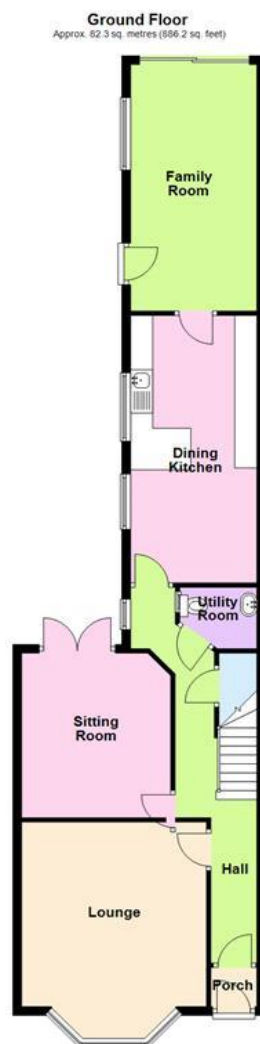
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: Gas, electric, water and drainage
Council tax band: D
Tenure: Freehold

Floor Plan

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



Total area: approx. 178.3 sq. metres (1919.7 sq. feet)

Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 C | 78 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

