



Holly Wood, Great Barr
Birmingham, B43 6EJ

Offers in Excess of £300,000

Welcoming to the market this superb family home, full of potential and offering generous living space throughout. Situated on the ever-popular Whitecrest Estate, on one of its most sought-after roads—Holly Wood—this home provides a peaceful retreat for families while being ideally located close to all Great Barr amenities.

Whitecrest Primary School is just a short walk away, and the picturesque Holly Wood Nature Reserve is also nearby for those who enjoy outdoor living.

The frontage features a smart block-paved driveway alongside a neat lawn bordered by mature shrubs and hedges, leading to the front entrance and an attached garage. Inside, a spacious entrance hallway includes under-stairs storage, with stairs rising to the first floor and doors leading off to all principal ground-floor rooms. The main reception room is a generous dual-aspect space, perfect for both lounge and dining areas. Large sliding patio doors open directly onto the rear garden, allowing natural light to flood the room. A second reception room, currently used as a formal dining room, offers flexible use—ideal as a playroom, home office, or snug. The kitchen is fitted with a range of wall and base units with worktops over, offering space for integrated appliances. A side door leads conveniently into the utility area, which includes a guest W.C., a small storage cupboard, access to the rear garden, and an internal door into the garage.

Upstairs, the landing leads to three well-proportioned double bedrooms, each with built-in wardrobes. The third bedroom is larger than average, featuring a recessed area that adds extra versatility. The family bathroom is equipped with both a bathtub and a quadrant shower, with a separate W.C. located off the landing, along with a useful airing cupboard.

We understand the loft has been insulated and boarded, offering further storage potential.

To the rear, the garden features a paved patio and a low-maintenance lawn surrounded by established evergreens. The integral garage presents an excellent opportunity for extension (subject to planning), offering any new owner the chance to increase internal living space.

This fantastic family home is ideal for buyers with vision—ready to create a dream space in a desirable location, with strong potential for future value growth. Book your viewing today—don't miss out on this opportunity.

Tenure: We can confirm the property is Freehold.

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

Services Connected: mains electricity, gas, water and drainage.

Viewings: Strictly via appointment through our Great Barr Residential Sales Department on 0121 325 1133



Hallway
15' 5" x 5' 11" (4.7m x 1.8m)

Dual Aspect Lounge & Diner
26' 7" x 10' 2" (8.1m x 3.1m)

Reception Room
18' 4" x 7' 3" (5.6m x 2.2m)

Kitchen
8' 6" x 14' 1" (2.6m x 4.3m)

Utility room

Guest W.C

Garage
15' 1" x 12' 6" (4.6m x 3.8m)

Bedroom One
12' 10" x 10' 2" (3.9m x 3.1m)

Bedroom Two
11' 6" x 10' 2" (3.5m x 3.1m)

Bedroom Three
12' 6" x 11' 10" (3.8m x 3.6m)

Bathroom
8' 6" x 6' 7" (2.6m x 2m)

Separate W.C
4' 11" x 3' 11" (1.5m x 1.2m)





Floor Plan

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



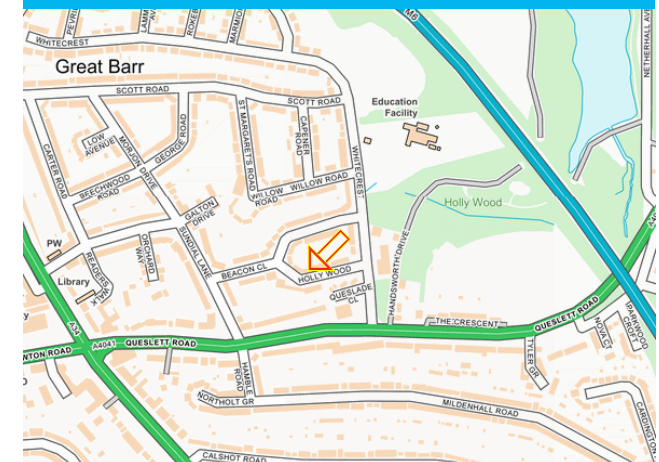
Energy Performance Rating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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: