



Holly Close,
Sutton Coldfield, B76 2PD

Offers in Excess of £445,000

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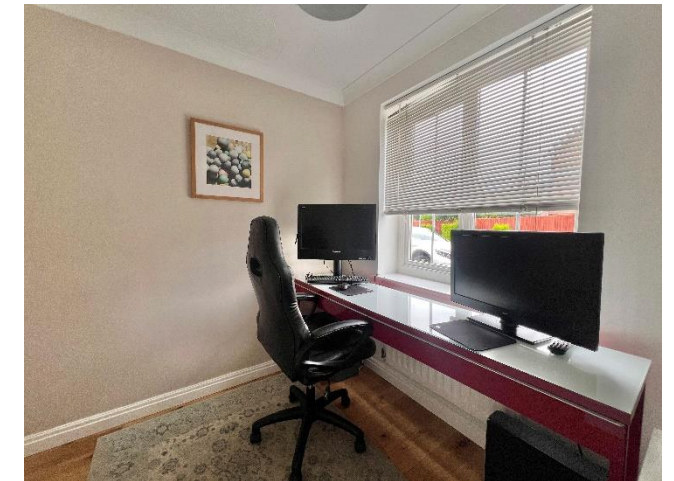
Offering to the market this spacious four bedroom family home, boasting THREE reception rooms and two bedrooms with ensuite shower rooms.

Approached via a paved pathway and entered through the front door.

Upon entry you are welcomed by an inviting hallway giving you access to a spacious front lounge, snug/office room and a dining room. The kitchen is a great space offering an array of wall and base units, plenty of countertop space, and space for suitable fitted appliances.

Heading upstairs to the first floor you are presented with four good-sized bedrooms, two of which have built in wardrobes and en-suite shower rooms. The family bathroom is a modern suite which consists of a bathtub, hand wash unit and WC.

Externally, the home has a large private rear garden, with a paved patio, lawned area and fencing to the perimeter. Completing this home is a useful garage and driveway.





Property Specification

FOUR BEDROOM DETACHED
EXCELLENT FAMILY HOME
THREE RECEPTION ROOMS
THREE BATHROOMS
TWO EN-SUITES

Lounge 4.80m (15'9") x 3.50m (11'6")

Dining Room 3.20m (10'6") x 2.90m (9'6")

Kitchen 4.50m (14'9") x 3.20m (10'6")

Office 3.30m (10'10") x 2.40m (7'10")

WC 1.83m (6') x 1.30m (4'3")

Bedroom 1 4.00m (13'1") x 3.80m (12'5")

En-suite 2.52m (8'3") max x 1.70m (5'7")

Bedroom 2 3.39m (11'2") x 3.14m (10'3")

En-suite 1.83m (6') x 1.72m (5'8")

Bedroom 3 3.40m (11'2") x 2.30m (7'7")

Bedroom 4 2.60m (8'6") x 2.51m (8'3")

Bathroom 2.00m (6'7") x 2.00m (6'7")

Garage 5.20m (17'1") x 2.70m (8'10")

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: 23rd September 2024

Viewer's Note:

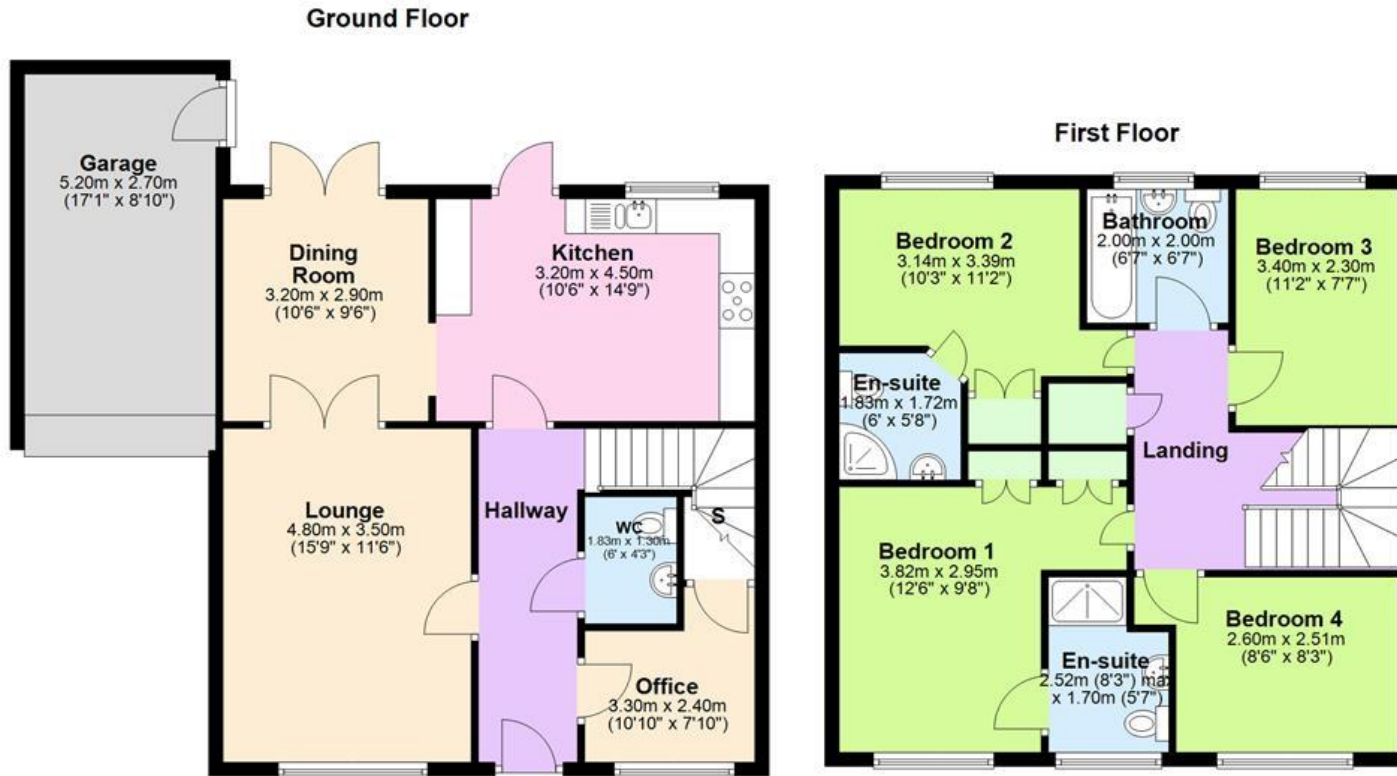
Services connected: Electricity, gas, water & drainage

Council tax band: E

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		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

