



Holifast Road,  
Sutton Coldfield, B72 1AP

**£325,000**



# Sutton Coldfield

£325,000



This stunning Victorian villa is a true gem, offering a blend of traditional charm and modern comfort. Situated in a coveted residential area known for its excellent amenities, transport links, and school catchment, this home has been recently refurbished to an exceptional standard.

Sold with no onward chain, this three-bedroom semi-detached is a must-see.

## Key Features:

- Three Generous Double Bedrooms: Spacious and filled with natural light, perfect for family living.
- Expansive Open-Plan Lounge/Diner: A versatile living space with ample room for relaxing or entertaining.
- Fitted Kitchen: Fully fitted with integrated appliances and stylish cabinetry, ideal for culinary enthusiasts.
- Family Bathroom: A luxurious suite with a separate shower, and contemporary finishes.
- Large Private Garden: A beautifully landscaped outdoor space, perfect for family gatherings or quiet evenings.

**Location:** Situated in Wylde Green, the property enjoys close proximity to a host of local amenities, including shops, cafes, and restaurants. Families will appreciate the nearby reputable schools, while commuters benefit from excellent transport links, including easy access to major motorways and public transport services.

This delightful property offers everything needed for modern family living, combining style, comfort, and practicality in an unbeatable location.

It is offered with no onward chain, ensuring a smooth and stress-free move for the new owners.

**Viewings:** Viewings are highly recommended to appreciate the quality and potential of this home.







## Property Specification

SOLD WITH NO ONWARD CHAIN  
CHARACTER PROPERTY  
SEMI DETACHED FAMILY HOME  
THREE BEDROOMS  
EXTENDED OPEN PLAN LIFESTYLE ROOM

Living Room 13' 4" x 10' 11" (4.06m x 3.32m)

Living Space 14' 6" x 11' 9" (4.42m x 3.58m)

Kitchen 15' 4" x 9' 0" (4.67m x 2.74m)

Bedroom One 14' 7" x 11' 3" (4.44m x 3.43m)

Bedroom Two 11' 7" x 9' 6" (3.53m x 2.89m)

Bedroom Three 12' 5" x 9' 0" (3.78m x 2.74m)

Bathroom 6' 1" x 5' 10" (1.85m x 1.78m)

### 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: 27th November 2024

### Viewer's Note:

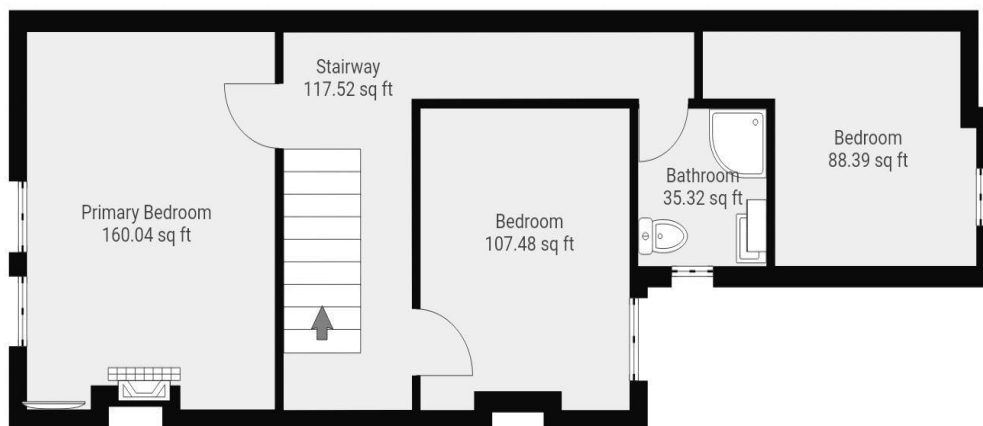
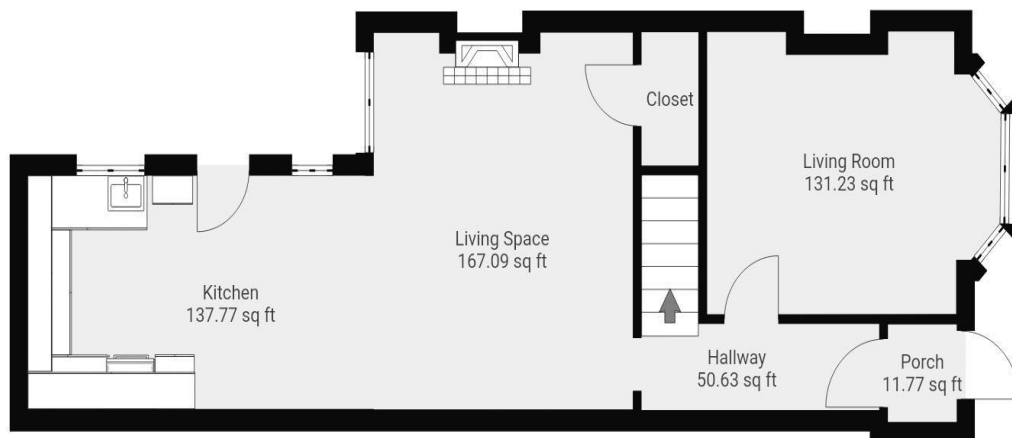
Services connected: Electric, gas, water & drainage

Council tax band: D

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		89 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

