



## Asking Price £325,000

### Hollyhurst Grove, Birmingham, B26 1AR

- Beautifully Presented Detached Family Home with Potential to Extend (subject to planning)
- Three Bedrooms
- Open Plan Kitchen / Diner / Living Room
- Front Driveway, Rear Garage and Rear Parking
- Lounge
- First Floor Family Bathroom
- Utility and Guest W.C
- Low Maintenance Rear Garden with Hot Tub
- New Roof (completed April 2019)
- Cul De Sac Location

## EPC Rating

Current: E  
Potential: B

## Council tax band

Band = D

**\*\* FABULOUS DETACHED FAMILY RESIDENCE SITUATED IN A MOST SOUGHT AFTER LOCATION IN YARDLEY \*\* THREE BEDROOMS \*\*POTENTIAL TO EXTEND FUTHER (subject to planning) \*\***

**YOUR DREAM HOME HAS JUST BECOME AVAILABLE TO THE MARKET!**

This BEAUTIFUL DETACHED HOUSE is FULL OF CHARACTER, although the current owners have created a stylish look but don't take my word for it... CALL OUR YARDLEY OFFICE TO ARRANGE YOUR VIEWING ON 0121-783-3422 NOW!!!

The property is situated in a quite cul-de-sac location just off Yew Tree Lane, Yardley, Accessed via a DRIVEWAY leading to a double glazed entrance door, the property comprises of: Entrance hallway LOUNGE, OPEN PLAN KITCHEN / DINER / LIVING ROOM, utility and GUEST W.C all on the ground floor. To the first floor TWO DOUBLE BEDROOMS, SINGLE BEDROOM and FAMILY BATHROOM. Enclosed low maintenance rear garden with HOT TUB, REAR GARAGE AND EXTRA REAR PARKING. NEW

ROOF completed April 2019  
The property benefits from central heating and double glazing (where specified)

Energy Performance Certificate E

### Approach

Access is gained via driveway to :

### Hallway

### Lounge

**16'10" x 11'10" (5.13m x 3.61m)**

Double glazed window and double glazed patio door to rear and two central heating radiators.

### Reception Room

**10'9" x 9'9" (3.28m x 2.97m)**

Double glazed bay window to front and central heating radiator.

### Kitchen Area

**11'3" x 8'9" (3.43m x 2.67m)**

Double glazed window and door to rear, fitted with a range of matching wall base and drawer units with work surface over incorporating stainless steal sink and drainer with mixer tap over, tiled floor and tiling to splash prone areas.

Utility

9'6" x 7'11" (2.90m x 2.41m)

Double glazed frosted window to front and side, plumbing for washing machine, tiled floor and central heating radiator.

W.C

7'6" x 3'3" (2.29m x 0.99m)

Wash hand basin, w.c, heated towel rail and tiled floor.

FIRST FLOOR

Landing

Double glazed window to side, loft access with pull down ladder and doors to:

Bedroom

11'10" x 10'0" (3.61m x 3.05m)

Double glazed window to front and central heating radiator

Bedroom

12'0" x 10'0" (3.66m x 3.05m)

Double glazed window to rear and central heating radiator

Bedroom

7'4" x 5'8" (2.24m x 1.73m)

Double glazed window to front and central heating radiator.

Bathroom

Double glazed frosted window to rear, suite comprising bath with shower over, w.c, wash hand basin, heated towel rail, airing cupboard , central heating boiler and tiling to splash prone areas.

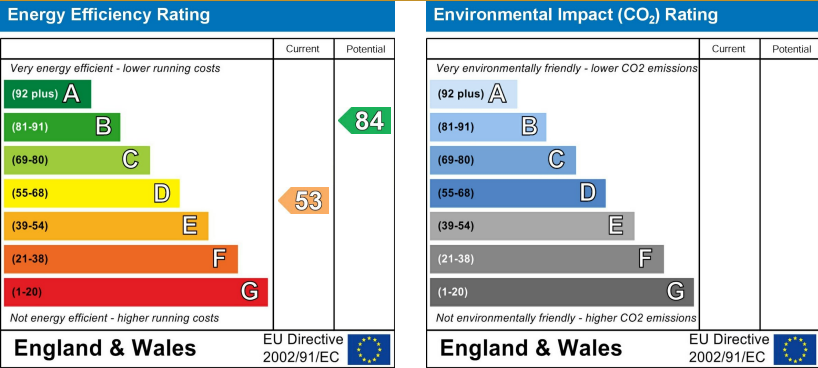
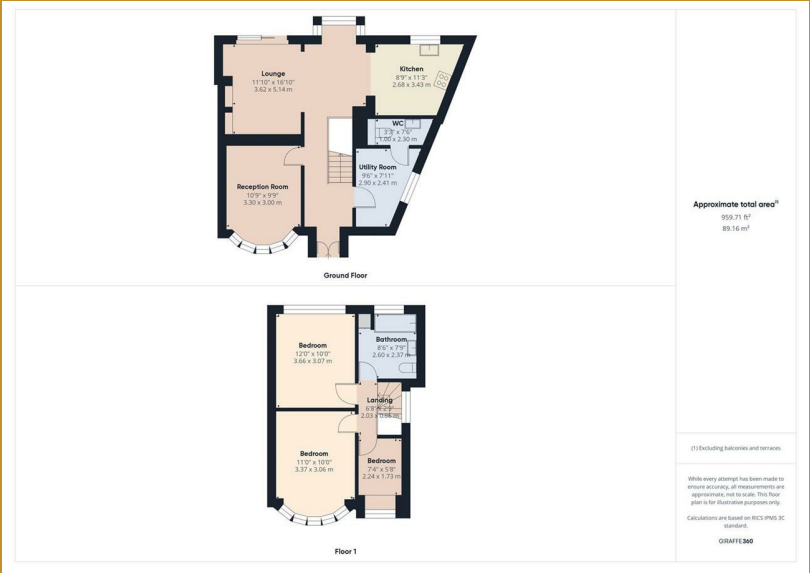
OUTSIDE

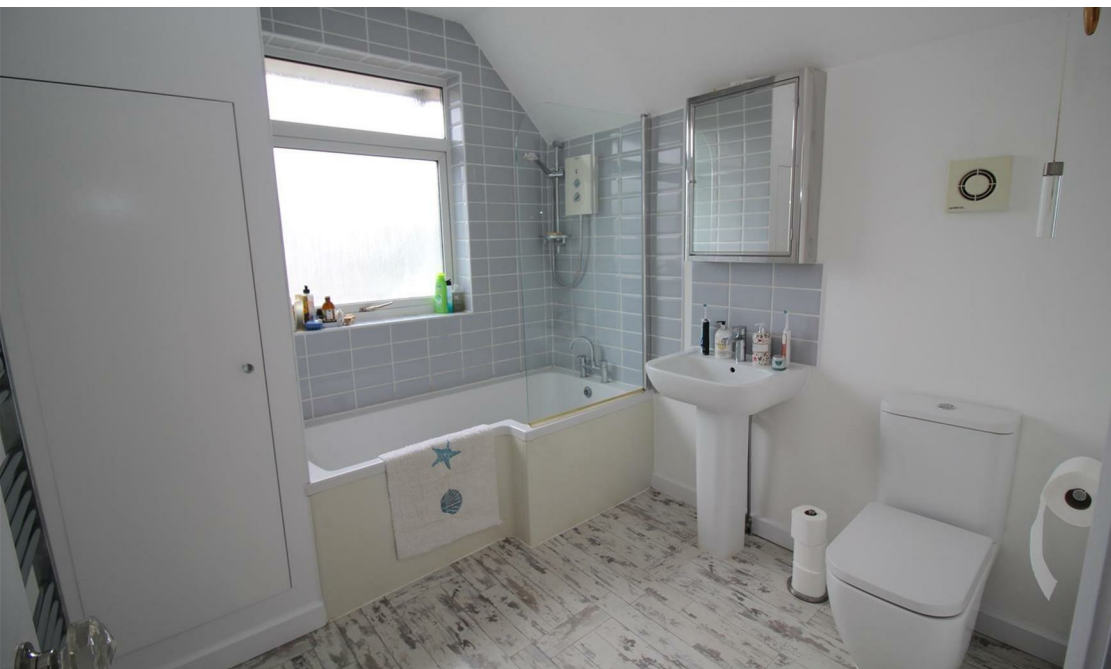
Rear Garden

Enclosed rear garden with block paved patio area, hot tub and rear access.

Rear Garage

Double doors and door to garden.





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