



Offers In The Region Of £275,000 Hollyhurst Grove, Birmingham, B26 1AR

- Traditional Semi Detached Home Potential to Extend (subject to planning)
- Three Bedrooms
- Two Reception Rooms
- Hallway
- Kitchen
- Family Bathroom
- Front and Rear Gardens
- Rear Garage
- Ideal Family Home
- Close to Local Schools, Shops and Transport Links

EPC Rating

Current: D
Potential: B

Council tax band

Band = C

*** SEMI DETACHED FAMILY HOME ***
THREE BEDROOMS *** CLOSE TO ALL
LOCAL AMENITIES *** POTENTIAL TO
EXTEND (subject to planning) ***
ONLINE 360 TOUR AVAILABLE NOW!!

THIS DECEPTIVELY SPACIOUS, FAMILY
HOME OFFERS SO MUCH MORE!!
This property needs to be viewed to
see why! but don't take my word for it!
CALL OUR YARDLEY OFFICE ON 0121-
783-3422 TO ARRANGE A VIEWING.
The property is accessed via a FRONT
GARDEN with pathway and leading to
front door. The property comprises:-
entrance hallway, TWO RECEPTION
ROOMS, KITCHEN, rear garden and
REAR GARAGE to the ground floor. To
the first floor there are THREE
BEDROOMS (TWO DOUBLES AND
SINGLE) AND FAMILY BATHROOM.

The property benefits from central
heating and double glazing both
where specified.

Energy Rating Performance ; D

APPROACH

Access is gained via mature front
garden with pathway to front door:

Hallway

Stairs to first floor and doors off:

Reception One

Double glazed bay window to front
and central heating radiator.

Reception Two

Double glazed double doors to rear
and central heating radiator.

Kitchen

Double glazed window to side and
rear, fitted with a range of wall base
and drawer units with work surface
over incorporating stainless steel sink
and drainer with mixer tap over and
tiled floor.

FIRST FLOOR

Landing

Double glazed window to side, loft
access and doors off:

Bedroom One

Double glazed bay window to front
and central heating radiator.

Bedroom Two

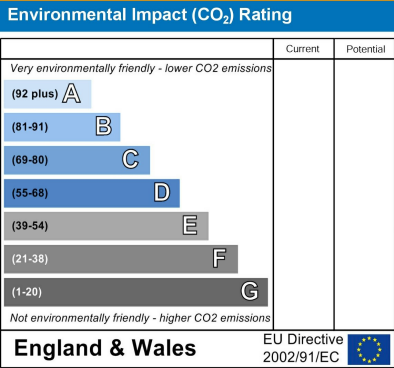
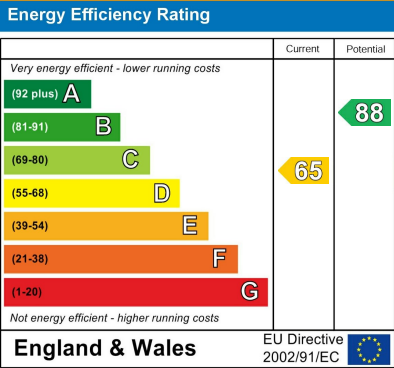
Double glazed window to front and
central heating radiator.

Bedroom Three
Double glazed window rear.

OUTSIDE

Rear Garden
With patio area and being mainly

Rear Garage





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