



12 Hollyfield Road South

Offers In Region Of £400,000

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You can't build gardens like this anymore—and they definitely don't come up for sale often.

12 Hollyfield Road South is a traditional three-bedroom detached home set on a monster of a plot. The house itself? Old-fashioned, dated, and ready for a full refurb. But the space, the potential, and the setting? That's where this one really starts to shine.

Let's start with what you've got: a classic 1930s layout with a separate living room and dining room, kitchen to the rear, three bedrooms upstairs, and a family bathroom. Nothing fancy, nothing open plan—but the footprint is there and could be transformed with the right vision.

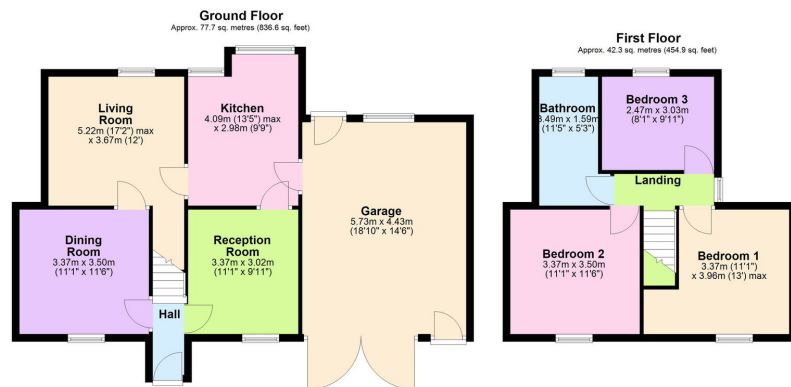
Outside is where things get exciting. The garden is huge. It runs and runs—and keeps going. Whether you're thinking epic extensions, an outdoor kitchen, studio, office, or even looking at development potential (subject to planning), this is the kind of plot that opens doors—literally and figuratively.

You've got a side garage too, and a run of old workshops and sheds that could be cleared out or reimaged. The driveway's already in place and there's a big frontage too, so kerb appeal could be seriously elevated with a bit of landscaping.

The location's a bit of a hidden gem. You're on a well-regarded road in B76, close to Walmley, Minworth and Sutton Coldfield town centre. Schools are within easy reach, including Bishop Walsh and Fairfax, and transport links are brilliant—Hop onto the M6 or M42 in minutes, or get into the town centre with ease.

This isn't just a fixer-upper. It's an opportunity to create something incredible in one of the area's most promising plots. Whether that's your dream home, a smart investment, or a new-build project—there's real long-term value to be unlocked here.





- Massive garden—seriously, it just keeps going
- Three-bed detached home with classic layout
- Full refurbishment needed—blank canvas inside
- Side garage plus multiple workshops and sheds
- Loads of scope to extend or develop (STPP)
- Two reception rooms with separate kitchen
- Big frontage and driveway already in place
- Excellent schools and amenities nearby
- Great access to M6, M42 and Sutton Coldfield centre
- No onward chain

