

# HUNTERS®

HERE TO GET *you* THERE



Holifast Road

Sutton Coldfield, B72 1AE

Offers In Excess Of £550,000



- Traditional Detached Family Residence
- Kitchen/ Dining Room
- Downstairs Cloakroom
- Modern Family Bathroom
- Garage

- Three Reception Rooms
- Separate Utility Room
- Three Good Size Bedrooms
- Large Rear Garden
- Council Tax Band F

Tel: 0121 355 0555

# Holifast Road

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## Offers In Excess Of £550,000



Marketed for the first time in over 40 years, with a wealth of traditional features is this deceptively spacious and extended three bedroom detached family residence which simply must be viewed to be fully appreciated. The property is conveniently located close to schools, shops and useful public transport links.

The gas centrally heated and double glazed accommodation briefly comprises; porch, leading to a large entrance hall with original balustrades leading to the first floor and a contempered cloakroom with white suite, a through lounge with feature bay window to the front aspect, with sliding doors leading to a separate dining room to the rear, a modern fitted kitchen diner with a range of wall and base units and space for appliances, a separate utility room again with space for appliances, leading to a covered courtyard area with direct access to the garage and rear garden.

The first floor provides two double bedrooms with a further single and a modern fully fitted family bathroom with both bath and separate shower cubicle.

The rear garden is fully enclosed and mostly lawn, with a paved patio area ideal for entertaining.

The front of the property boats a large driveway, with parking for multiple vehicles.

Porch

Hallway

Through Lounge  
31'2" x 12'5" (9.5 x 3.8)

Cloakroom

Kitchen Diner  
8'6" x 17'8" (2.6 x 5.4)

Dining Room  
11'9" x 12'1" (3.6 x 3.7)

Utility Room

Covered Courtyard  
16'8" x 12'5" (5.1 x 3.8)

Garage

Bedroom One  
16'4" x 10'9" (5.0 x 3.3)

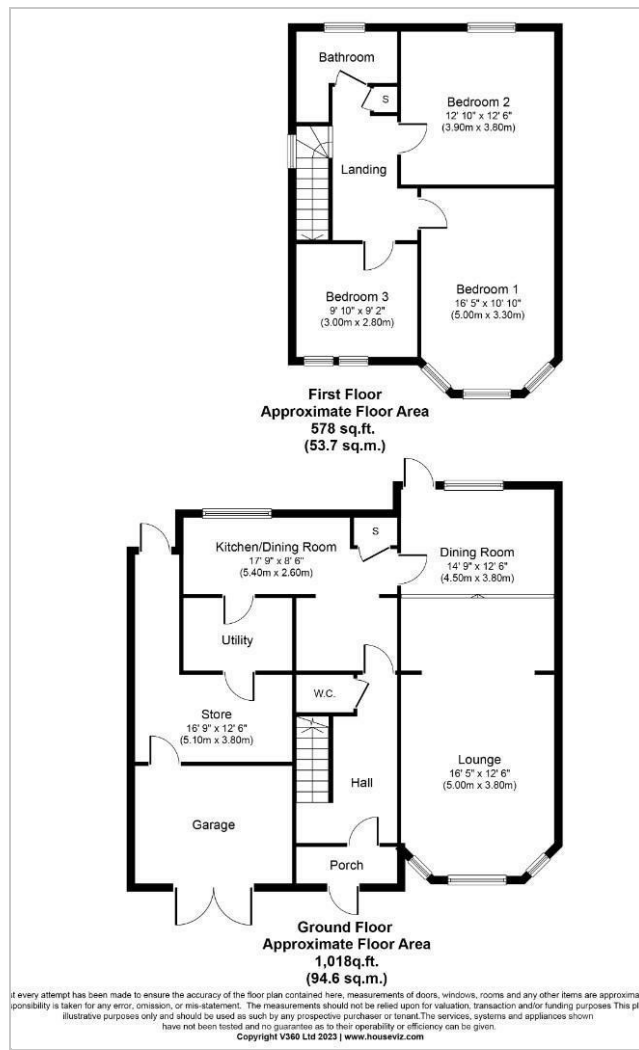
Bedroom Two  
12'5" x 12'9" (3.8 x 3.9)

Bedroom Three  
9'2" x 9'10" (2.8 x 3.0)

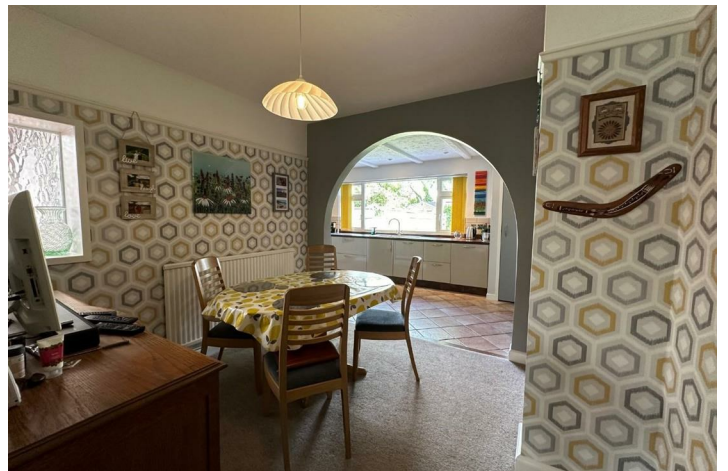
Family Bathroom



# Floorplan



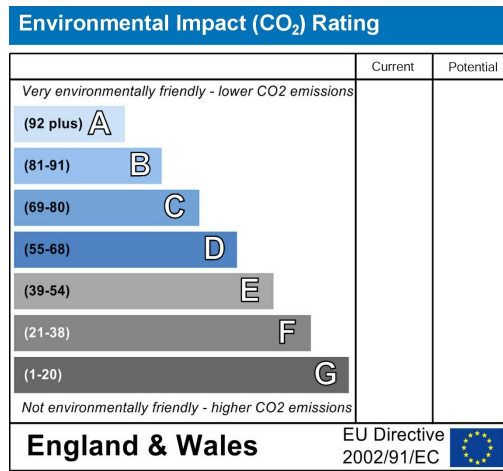
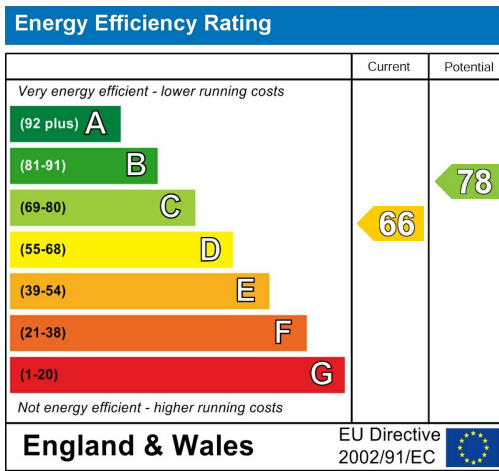








## Energy Efficiency Graph

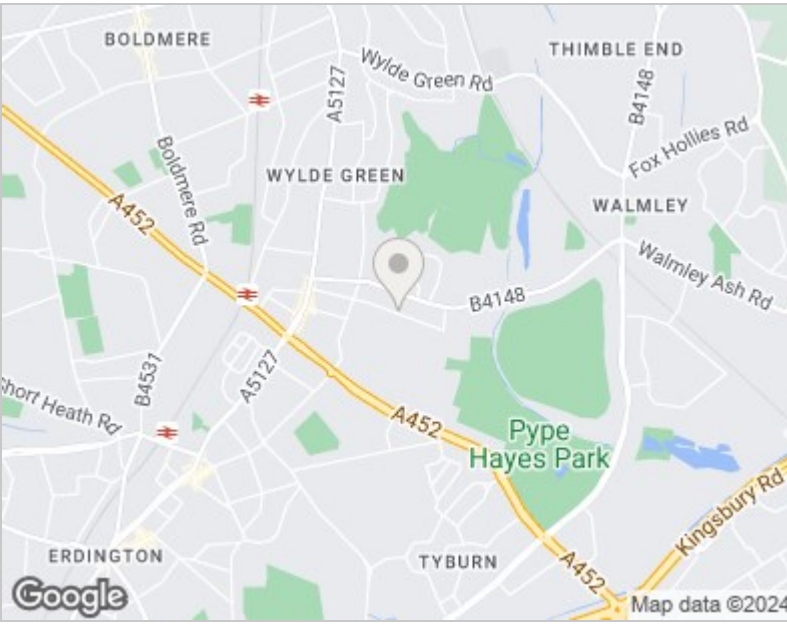


## Viewing

Please contact our Hunters Sutton Coldfield Office on 0121 355 0555 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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