



Hollydale Road
BIRMINGHAM





Property Description

A beautifully presented three bedroom, extended family home that offers fantastic living and bedroom space that would be the perfect next step on the property ladder for a growing family! Offering a fantastic sense of style throughout with two bathrooms and an extended breakfast kitchen, low maintenance landscaped rear garden, summer house and so much more! Book your viewing with Burchell Edwards today!

Entrance Porch

Double glazed door and windows to front elevation.

Entrance Hallway

Double glazed door and window to front elevation, stairs to first floor accommodation, under stairs storage and central heating radiator.

Shower Room

Wash hand basin, W.C, vanity storage, shower cubicle, extractor fan and cladding to walls.

Lounge

21' 6" plus bay x 9' 7" (6.55m plus bay x 2.92m)
Double glazed bay window to front elevation, central heating radiator and archway into kitchen.

Kitchen

14' 7" x 9' 3" (4.45m x 2.82m)
Double glazed window and sliding doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric hob, double electric cooker integrated dishwasher, freezer and integrated microwave.

Landing

Double glazed window to side elevation and loft access.

Bedroom One

7' 2" to wardrobes x 12' 4" to bay from wardrobe (2.18m to wardrobes x 3.76m to bay from wardrobe)

Double glazed bay window to front elevation, central heating radiator and fitted wardrobes.

Bedroom Two

9' 9" x 9' 9" (2.97m x 2.97m)

Double glazed window to rear elevation and central heating radiator.

Bedroom Three

7' 7" x 6' (2.31m x 1.83m)

Double glazed bow window to front elevation and central heating radiator.

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, shower over bath and tiling to walls.

Rear Garden

Decked patio area leading to artificial lawn, summer house and gated access to rear driveway providing off road parking.

Summer House

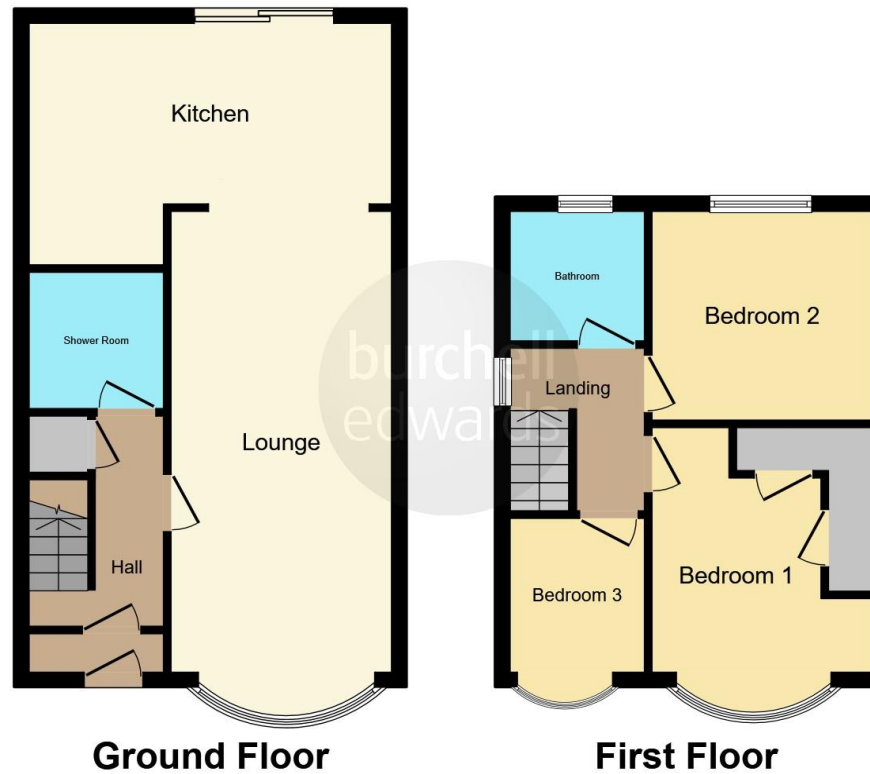
9' 7" x 9' 8" (2.92m x 2.95m)

Electric points.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

Tenure: Freehold

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