



Hollydale Road, BIRMINGHAM





# Hollydale Road, BIRMINGHAM B24 9LT

for sale offers in the region of  
**£260,000**



## Property Description

A spacious three bedroom semi detached family home that offers a great standard of finish and is located in a popular residential area of Erdington! This fantastic family home offers a growing family the perfect opportunity to move to a desirable area of Erdington and is available to view immediately! With a newly fitted kitchen, through lounge, large rear garden and so much more! Book your viewing with Burchell Edwards today!

## Entrance Porch

Door to front elevation and door into:

## Entrance Hallway

Central heating radiator and vinyl flooring.

## Lounge

21' 3" x 9' 9" ( 6.48m x 2.97m )

Double glazed bay window to front elevation, double glazed French doors to rear elevation and carpet.

## Kitchen

21' 5" into max x 7' 8" ( 6.53m into max x 2.34m )

Double glazed windows to rear and side elevations, door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, cooker, hob, fridge freezer and tiling to splash prone areas.

## Bedroom One

11' 1" x 8' 9" ( 3.38m x 2.67m )

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

## Bedroom Two

9' 8" x 9' 5" ( 2.95m x 2.87m )

Double glazed window to rear elevation,  
central heating radiator and carpet.

## Bedroom Three

7' 2" x 6' 1" ( 2.18m x 1.85m )

Double glazed window to front elevation,  
central heating radiator and carpet.

## Bathroom

Double glazed window to rear elevation, W.C,  
wash hand basin, bath with shower over,  
central heating radiator and vinyl flooring.

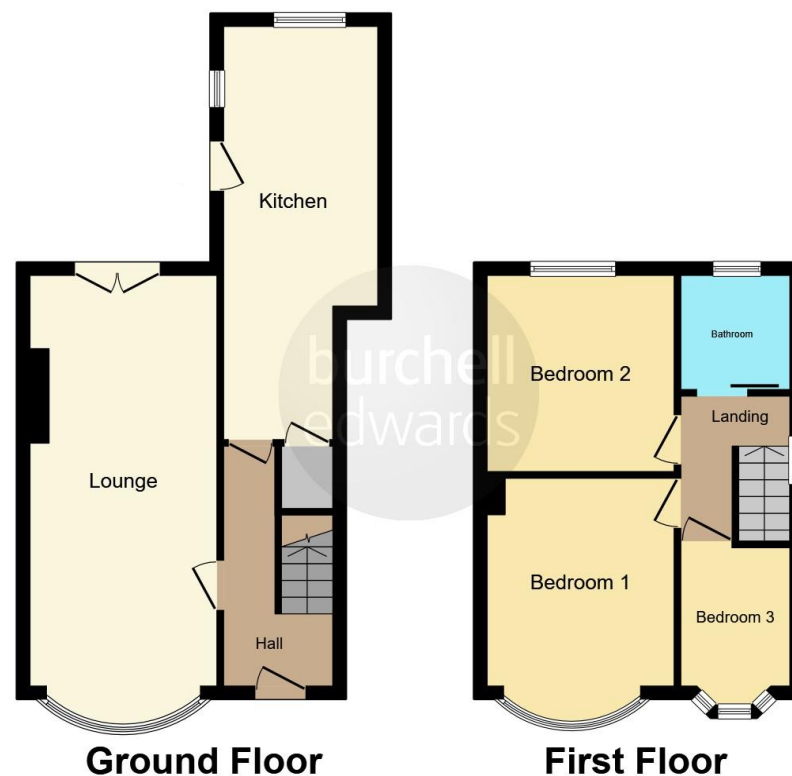












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Burchell Edwards on

**T 0121 373 6320**  
**E [erdington@burchelledwards.co.uk](mailto:erdington@burchelledwards.co.uk)**

Unit 3 Queens Court, Gravelly Hill Erdington  
 BIRMINGHAM B23 6BJ

**EPC Rating: D**

**Tenure: Freehold**

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