



Hollydale Road, BIRMINGHAM

burchell
edwards

Hollydale Road, BIRMINGHAM, B24 9LS

for sale
£270,000



Property Description

Located on the popular and well-connected Hollydale Road, this beautifully presented three-bedroom semi-detached home offers spacious interiors, a landscaped garden, and a large block-paved driveway providing ample off-road parking. Recently renovated to a high standard throughout, the property combines traditional character with modern touches-perfect for families or professionals seeking a turnkey home in Erdington.

The ground floor features a welcoming entrance hallway, a bright bay-fronted lounge, and a versatile dining room that opens onto the rear garden via French doors. The modern kitchen is smartly fitted with contemporary units, integrated cooking appliances, and views over the rear garden.

Upstairs, the property comprises three well-proportioned bedrooms including a generous master with large windows allowing for plenty of natural light. The stylish family bathroom is fully tiled and fitted with a modern white suite and rainfall shower over the bath.

Externally, the rear garden is a key highlight-thoughtfully designed with seating areas, mature planting, and a two additional garden building currently used as a workshop and spa room. The frontage is fully paved for multi-car parking and framed by low-maintenance fencing.

Hallway

Bright and welcoming entrance hall with access to both reception rooms and stairs to the first floor

Lounge

Spacious reception room with large bay window to the front, modern décor, and feature fireplace.

Dining Room

12' 4" x 8' 6" (3.76m x 2.59m)

Versatile rear reception room with French doors opening onto the garden deck area.

Kitchen

5' x 10' 9" (1.52m x 3.28m)

Contemporary kitchen with wall and base units, integrated oven and hob, under-counter appliances, and views over the rear garden.



Bedroom One

11' 10" x 8' 9" (3.61m x 2.67m)

Generous double bedroom with large window to the front elevation.

Bedroom Two

12' 7" x 9' 7" (3.84m x 2.92m)

Double bedroom overlooking the rear garden, ideal for use as main or guest room.

Bedroom Three

8' 6" x 6' 1" (2.59m x 1.85m)

Single bedroom, ideal for a nursery, study, or dressing room.

Bathroom

Fully tiled bathroom with bath and rainfall shower, modern sink/vanity unit, and WC

Workshop

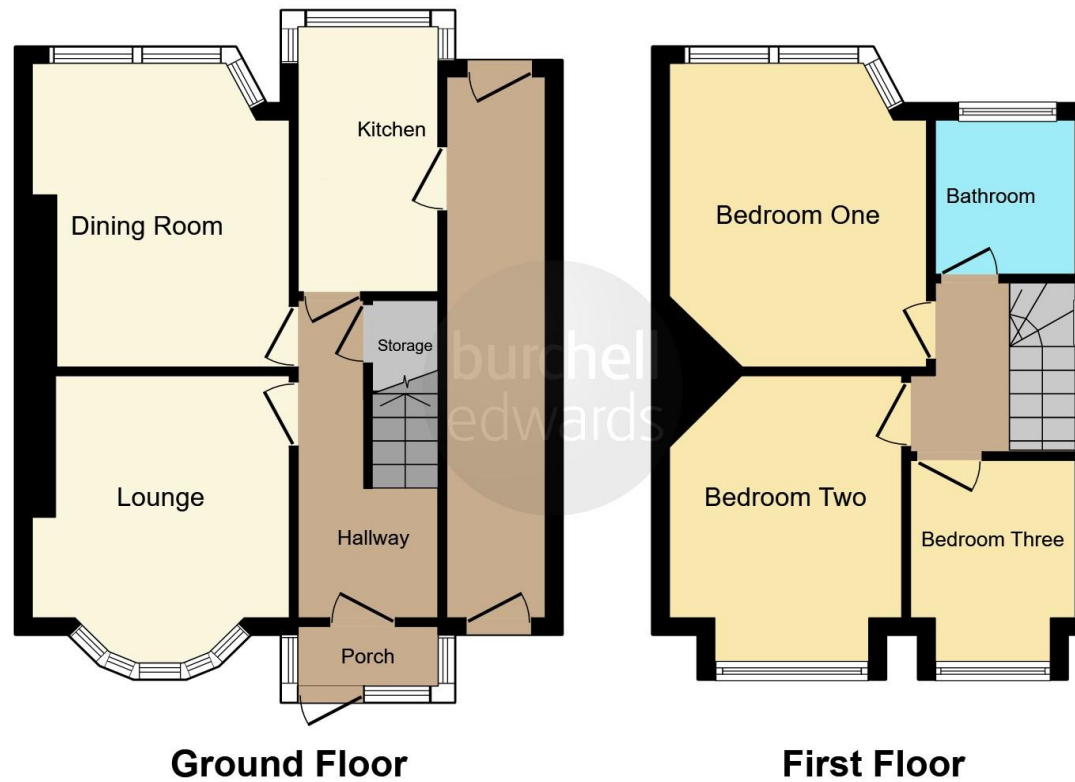
Garden Room

Multi-functional space with lighting and power-ideal for hobbies, storage, or relaxation.









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EPC Rating: E Council Tax
 Band: B

Tenure: Freehold

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