



Hollyhurst Grove, Birmingham





## Property Description

WOW! NO CHAIN! DETACHED! What more could you ask for! This six bedroom property is fully equipped for any needs with one of the biggest gardens I ever seen with BBQ area, kids play area, outdoor dining area & a rear carport ready to house 10 cars, a two bedroom static caravan that has been in situ for 15 years and a natural designer rock gabion waterfall. If space is what you are after then this is the one for you with the main lounge being 22'8" x 17'2" with underfloor heating and £20,000 worth of sofas and an £8,000 bell fire, you will not find anything else like it! Close to local transport links such as M42, Birmingham international airport and train station & bus routes. All of this is situated on a quiet grove.

## Entrance Hall

Double glazed double doors to front aspect, two ceiling light points and central heating radiator.

## Lounge

17'2" x 22'8" ( 5.23m x 6.91m )  
Two double glazed double doors to rear aspect, double glazed window to side aspect, underfloor heating, 16 seater leather recliner sofa included, TV point, 10KW Bell gas fire, LED ceiling light point and spotlights.

## Lounge Two

25'9" into bay x 9'11" ( 7.85m into bay x 3.02m )  
Double glazed bay window to rear aspect, two ceiling light points, two central heating radiators, TV and telephone points and wall lights.

## Kitchen / Diner

8'1" x 14'9" max ( 2.46m x 4.50m max )  
Double glazed window to rear aspect, a range of wall and base units with work surfaces over, double sink and drainer with mixer tap, American fridge/freezer, gas cooker point, cooker hood, tiled floor, part tiled walls, spotlights and central heating radiator.

## Utility Room

5'1" x 9'9" ( 1.55m x 2.97m )  
Double glazed UPVC door to side aspect, space and plumbing for a washing machine and tumble dryer, tiled floor, part tiled walls and central heating boiler.

## Bathroom

Double glazed window to side aspect, corner bath with shower attachment over, hand wash basin with mixer tap, WC, heated towel rail, tiled walls and floor, extractor fan and ceiling light point.



## Landing

Two ceiling light points.

## Bedroom Two

9' 1" x 13' 1" into bay ( 2.77m x 3.99m into bay )  
Double glazed bay window to front aspect,  
central heating radiator and ceiling light point.

## Bedroom Three

10' x 13' 11" into bay ( 3.05m x 4.24m into bay )  
Double glazed window to rear aspect,  
fitted wardrobes, central heating radiator and  
ceiling light point.

## Bedroom Four

7' 6" x 8' 6" ( 2.29m x 2.59m )  
Double glazed window to rear aspect, central  
heating radiator and ceiling light point.

## Bedroom Five

8' 7" max x 8' 3" max ( 2.62m max x 2.51m max )  
Double glazed window to rear aspect, central  
heating radiator and ceiling light point.

## Bedroom Six

7' 6" x 5' 8" ( 2.29m x 1.73m )  
Double glazed front bay window with ceiling  
light point and central heating radiator

## Bathroom

Double glazed window to front aspect, P-  
shaped bath with mixer tap and rainfall  
shower over, hand wash basin with mixer tap,  
WC, heated towel rail, tiled walls and ceiling  
light point.

## Second Floor

### Bedroom One

13' 7" x 18' 2" ( 4.14m x 5.54m )  
Two double glazed windows to rear aspect,  
spotlights and walk-in closet.

### En Suite

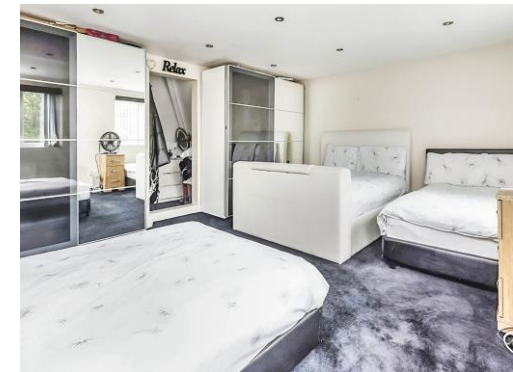
Hand wash basin with mixer tap, WC and  
ceiling light point.

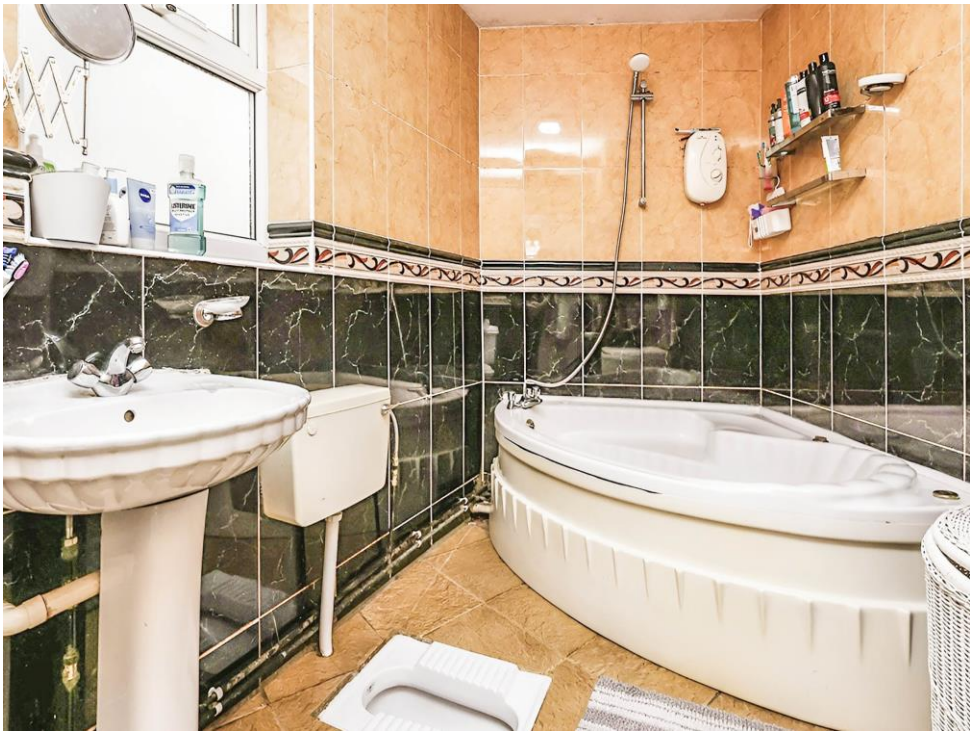
## Garden

Fully private with a covered block paved  
patio, Oak10 seater dining set, lighting, power  
source, fire pit, natural rock gabion waterfall,  
yard, concrete built gymnasium, gated rear  
access, a carport with space for 10 cars and a  
two bed static caravan that has been in situ  
for 15 years.

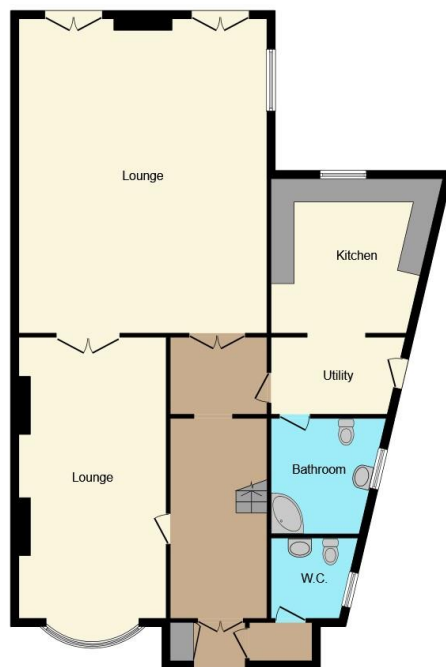
## Outbuilding

16' 6" x 15' 11" ( 5.03m x 4.85m )  
Double glazed door to front aspect, single  
glazed windows to rear and side aspects and  
ceiling light point.









**Ground Floor**



**First Floor**



**Second Floor**

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**EPC Rating: C**

**Tenure: Freehold**

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