



Hollington Crescent, BIRMINGHAM

burchell  
edwards





## Property Description

Fantastic location with TWO BEDROOMS & AMPLE LIVING SPACE!!! This is the perfect step on the ladder for a first time buyer or a great investment! Being close to transport routes and shops and ready to move into. It will not be around for long! CALL NOW on 0121 742 1725 to view.

## Entrance Hallway

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

## Lounge

13' max x 12' ( 3.96m max x 3.66m )

Double glazed window to front elevation with secondary glazing, electric fire, central heating radiator and under stairs storage.

## Kitchen

13' 5" x 6' 7" ( 4.09m x 2.01m )

Double glazed window and door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and plumbing for washing machine, gas hob, electric oven, cooker hood, tiling to splash prone areas, fridge freezer and central heating radiator.

## Conservatory

14' 1" x 20' 2" max ( 4.29m x 6.15m max )

Double glazed windows and door to rear elevation and central heating radiator.

## Landing

Double glazed window to side elevation.

## Bedroom One

16' 1" x 9' 8" ( 4.90m x 2.95m )

Two double glazed windows to front elevation with secondary glazing, central heating radiator and built in storage.

## Bedroom Two

9' 6" x 9' 1" ( 2.90m x 2.77m )

Double glazed window to rear elevation with secondary glazing, central heating radiator and built in storage.

## Bathroom

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

## Ground Floor W.C

Double glazed window to rear elevation, W.C, wash hand basin, tiling to walls and central heating radiator.

## Rear Garden

Decking area, laid to lawn and fencing to all boundaries.



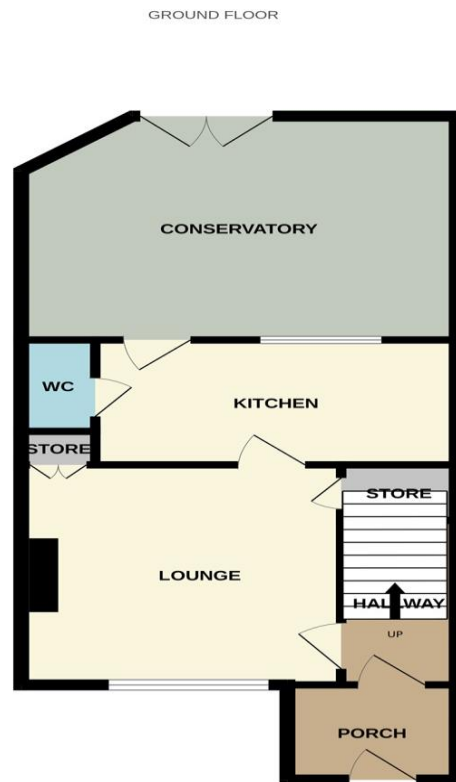












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To view this property please contact Burchell Edwards on

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EPC Rating: D

Tenure: Freehold

**view this property online** [burchelledwards.co.uk/Property/SHL209463](https://www.burchelledwards.co.uk/Property/SHL209463)



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