



Fox Hollies Road, Acocks Green Birmingham

**burchell  
edwards**



# Fox Hollies Road, Acocks Green Birmingham B27 7TY

for sale offers over  
**£225,000**



## Property Description

A cozy three bedroom mid-terrace family home located on the popular Fox Hollies Road, known well for its local amenities, schools and easy access to Birmingham and Solihull makes this an ideal opportunity for first time buyers.

The property features a bay fronted reception room, followed by a spacious second reception room before reaching a hallway that provides convenient storage that also adds space to reveal a long length kitchen with plenty of wall and base units with integrated extractor. There is also a utility area with an additional downstairs bathroom that is equipped with bath and mixer tap with overhead shower, a heated towel rail, W.B, and W.C.

Upstairs in the property you will find two double bedrooms with master to the front of the property and a single room with built in storage to the rear, all of which are afforded natural light thanks to the well placed windows in the rooms. There is also a storage cupboard before reaching the second bathroom in the property which features a corner shower, W.B and W.C.

The rear of the property is easy to maintain thanks to its slabbed patio area while the front of the property is gifted with a driveway for off road parking.

## Entrance Hallway

Central heating radiator and under stairs storage.

## Lounge

11' 7" max x 9' 5" into recess ( 3.53m max x 2.87m into recess )

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

## Dining Room

11' 2" max x 12' 7" into recess ( 3.40m max x 3.84m into recess )

Double glazed window to rear elevation and central heating radiator.

## Kitchen

6' 8" max x 10' 7" ( 2.03m max x 3.23m )

Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for cooker, integrated extractor and central heating radiator.

## Utility Room

3' 2" max x 6' 9" max ( 0.97m max x 2.06m max )

Door to garden and door accessing bathroom.

## Landing

Loft access via hatch and storage cupboard.

## Bedroom One

12' 2" max x 11' 2" max ( 3.71m max x 3.40m max )  
Two double glazed windows to front elevation and central heating radiator.

## Bedroom Two

11' 8" max x 9' 4" max ( 3.56m max x 2.84m max )  
Double glazed window to rear elevation and central heating radiator.

## Bedroom Three

6' 9" max x 8' 6" max ( 2.06m max x 2.59m max )  
Double glazed window to rear elevation, central heating radiator and storage wardrobe.

## Bathroom

Double glazed obscure window to side elevation, bath with shower over, W.C, wash hand basin and heated towel rail.

## Shower Room

Double glazed obscure window to side elevation, W.C, wash hand basin with storage and corner shower unit.

## Front Garden

Driveway providing off road parking for one vehicle.

## Rear Garden

Slabbed garden with fencing to boundaries.













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

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**EPC Rating: C**

**Tenure: Freehold**

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