



Holly Lane, Erdington, Birmingham

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## Property Description

Set back behind a practical frontage, this is a well-proportioned three bedroom home built around two distinct reception rooms, so day-to-day living stays calm and organised. The ground floor flows from the entrance and hall into a generous lounge, with a separate dining room that works brilliantly for family meals, hosting, or a dedicated work from home setup.

Upstairs, the layout keeps things simple and functional. There are three bedrooms, including a main bedroom with an en-suite, plus a separate family bathroom. This layout is suited to that family life, with sensible room sizes and clear separation between sleeping and living space.

The rear garden is complemented by a substantial brick outbuilding, ideal for secure storage, a workshop, a home gym, or a hobby room, subject to your needs. It adds genuine versatility without turning the house into a building project.

## Hall

Central hallway with stairs rising to the first floor and access into the reception rooms

## Lounge

A spacious main living room with good furniture flexibility for sofas, media unit, and eating.

## Dining Room

A true second reception room, easily taking a dining table, or doubling as a home office or playroom

## Kitchen

Fitted kitchen space. Long run of worktops and storage, with room to refine further if desired.

## Bedroom One

Comfortable double bedroom with space for wardrobes and bedside furniture

## En Suite

Off the main bedroom

## Bedroom Two

A flexible room that works as a double, nursery, or strong home office.

## Bedroom Three

Ideal as a child's room, study, or dressing room.

## Bathroom

Family Bathroom

## Outbuilding

A standout feature, substantial and versatile. Perfect for storage, tools, gym setup, workshop use, or a hobby space













Total floor area 102.8 m<sup>2</sup> (1,106 sq.ft.) approx

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EPC Rating: E Council Tax  
 Band: B

Tenure: Freehold

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