



Holly Lane, Erdington, Birmingham





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

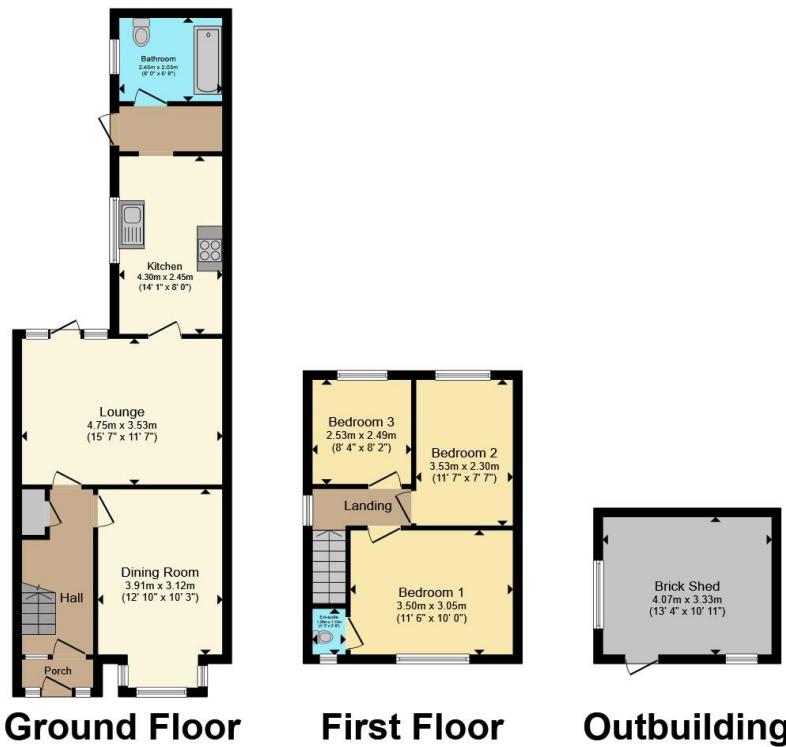
Outbuilding

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









Total floor area 102.8 m² (1,106 sq.ft.) approx

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EPC Rating: E Council Tax
 Band: B

Tenure: Freehold

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