

ON BEHALF OF THE COURT APPOINTED RECEIVER

4 Bedroom end-terrace house

4 Holly Grove Birmingham B30 2BB

OIRO £425,000

Property Features

- 🏠 End-terrace
- 🛀 2 bathrooms
- 📏 1,122 sq. ft.
- 🛏 4 bedrooms
- 📍 Good location -
///crazy.resort.topic
- 🌳 On street parking
and rear garden

CONTACTS

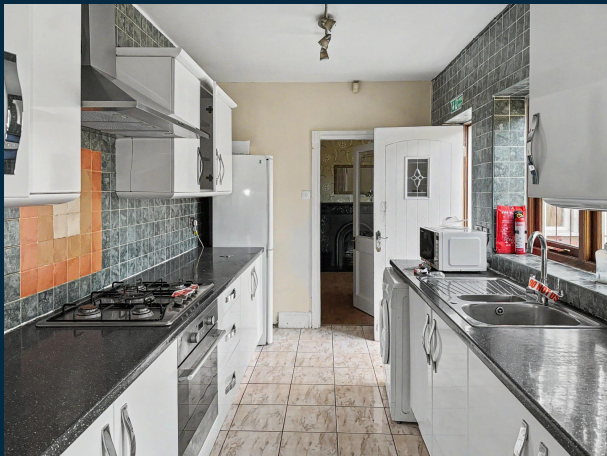
Colman Bernard

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LANDWOOD
GROUP





4 Holly Grove Birmingham B30 2BB

DESCRIPTION

Offer with no chain!

A well-proportioned four-bedroom extended end-terrace home situated within the sought-after Bournville Village Conservation Area. Offering flexible living accommodation, the property is ideal for families and investors alike, with scope to modernise and personalise.

The accommodation comprises an entrance hallway with storage, two reception rooms (one currently used as a ground floor bedroom), a kitchen and family bathroom to the ground floor. To the first floor are three bedrooms, a further family bathroom and useful attic space.

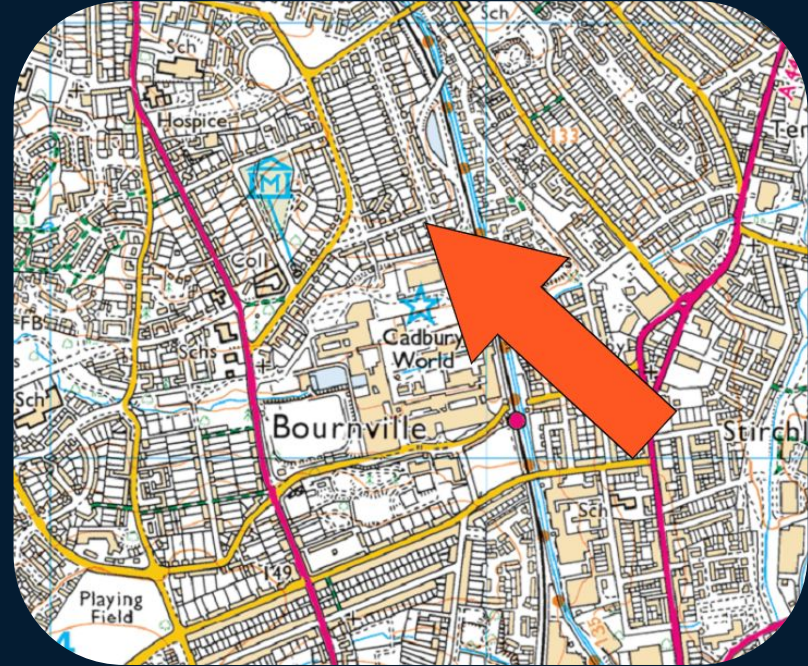
Externally, the property benefits from front and rear gardens together with on-street residents' parking.

Settle into Your SURROUNDINGS

LOCATION

Holly Grove offers a convenient and family-friendly residential location.

Located within the sought-after Bournville Village Conservation Area, the property benefits from excellent transport links via nearby Bournville railway station, providing convenient access to Birmingham city centre. The area also offers a range of local amenities, well-regarded schools, parks and green spaces, with Selly Oak Shopping Park close by.



TENURE INFORMATION

The property is held by way of a freehold title under WM767166

ACCOMMODATION

For room dimensions see attached floor plan.

OUTSIDE

Externally, the property benefits from front and rear gardens, together with on-street residents' parking. The rear garden offers outdoor space with established boundary fencing.

EPC

Energy Asset rating is D.

Council Tax

Band C - 1 April 2026 to 31 March 2027 - payable £2,091.71.

PRICE

Offers in the region of £425,000.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWINGS

Strictly by appointment.

VIRTUAL TOUR

<https://www.madesnappy.co.uk/tour/1g470g30cfd>

**COLMAN BERNARD**

Graduate Surveyor

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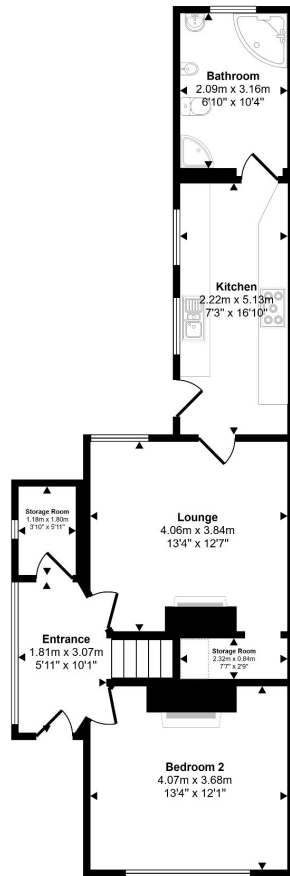
**JAMES ASHWORTH**

Partner

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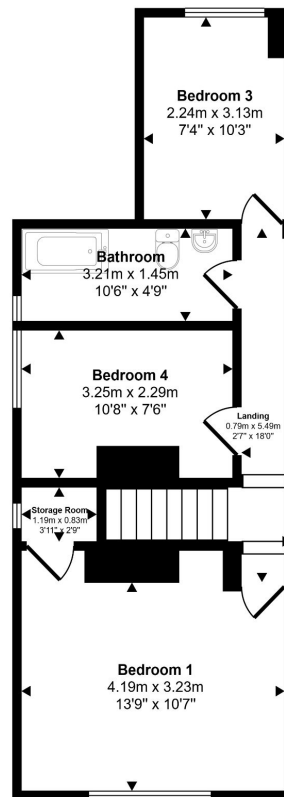
L: Lancaster Buildings, 77 Deansgate, Manchester,
M3 2BW



Ground Floor
Approx 61 sq m / 652 sq ft

Denotes head height below 1.5m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



First Floor

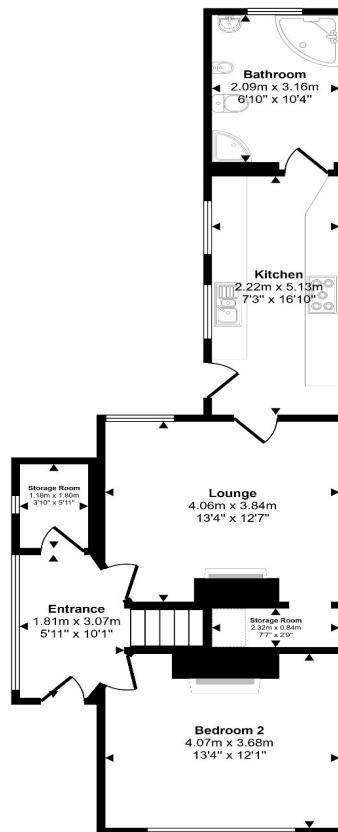
Approx 44 sq m / 470 sq ft

 Denotes head height below 1.5m

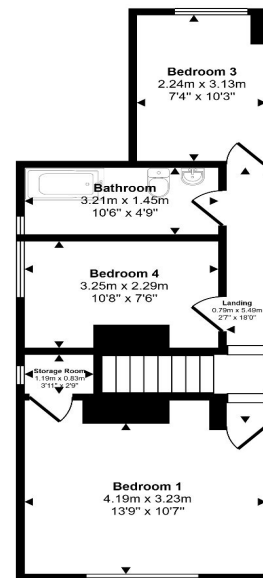
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Approx Gross Internal Area
104 sq m / 1122 sq ft

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