



Holly Grove Lane, Burntwood, WS7 1QA

Offers In The Region Of £370,000

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Welcome to Holly Grove Lane, Burntwood. Situated on the highly sought-after Holly Grove Estate, this impressive and substantially extended family home is proudly offered to the market by Paul Carr Estate Agents. Occupying a generous corner plot and ideally positioned within walking distance of well-regarded schools, local amenities, and excellent transport links, this exceptional property offers an abundance of versatile living space perfectly suited to modern family life. Upon entering, you are welcomed by a bright and inviting porch leading through to a spacious lounge positioned at the front of the property. Featuring an attractive electric fireplace and ample room for a variety of seating arrangements, this is the perfect space to relax and unwind. The lounge flows seamlessly into a stylish and well-maintained contemporary kitchen, which in turn opens into a delightful orangery overlooking the rear garden. Currently utilised as a dining area, this light-filled space provides an ideal setting for both everyday family meals and entertaining guests. The ground floor further benefits from a convenient guest WC and two additional reception rooms, offering exceptional flexibility to suit a range of needs. Whether used as extra bedrooms, a home office, playroom, snug, or hobby room, these spaces can easily adapt to your lifestyle. To the first floor, the property boasts five generously proportioned bedrooms, all offering comfortable accommodation for growing families. Completing the upstairs layout is a modern family bathroom finished to a high standard. Outside, the property continues to impress. The beautifully landscaped rear garden features a combination of patio seating areas and low-maintenance artificial lawn, creating an attractive and practical outdoor space for relaxation and entertaining. In addition, a substantial outbuilding provides valuable extra accommodation, ideal as a home office, gym, studio, or additional living space. To the front, a large driveway offers ample off-road parking for multiple vehicles. Combining extensive and flexible living accommodation with a desirable location and excellent outdoor space, this outstanding home presents a rare opportunity for families seeking room to grow in one of Burntwood's most popular residential areas.







## Property Specification

\*POTENTIAL SIX BEDROOMS\*  
SEMI DETACHED FAMILY HOME  
MULTIPLE LIVING AREAS  
MODERN KITCHEN & BATHROOMS  
LANDSCAPED REAR GARDEN

Porch

Hallway

Living Room 11' 11" x 15' 1" (3.62m x 4.60m)

Kitchen 15' 0" x 10' 6" (4.56m x 3.20m)

Dining Area 14' 2" x 8' 8" (4.31m x 2.65m)

Study/Potential Bedroom 10' 5" x 6' 9" (3.18m x 2.05m)

Games Room/Additional Sitting Room 10' 4" x 14' 4" (3.16m x 4.38m)

W/C 5' 10" x 3' 7" (1.78m x 1.09m)

Landing

Bedroom One 10' 6" x 11' 7" (3.20m x 3.53m)

Bedroom Two 8' 10" x 13' 0" (2.68m x 3.95m)

Bedroom Three 10' 6" x 9' 7" (3.19m x 2.91m)

Bedroom Four 8' 4" x 10' 11" (2.53m x 3.33m)

Bedroom Five 6' 5" x 7' 9" (1.95m x 2.36m)

Shower Room 6' 5" x 7' 9" (1.95m x 2.36m)

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

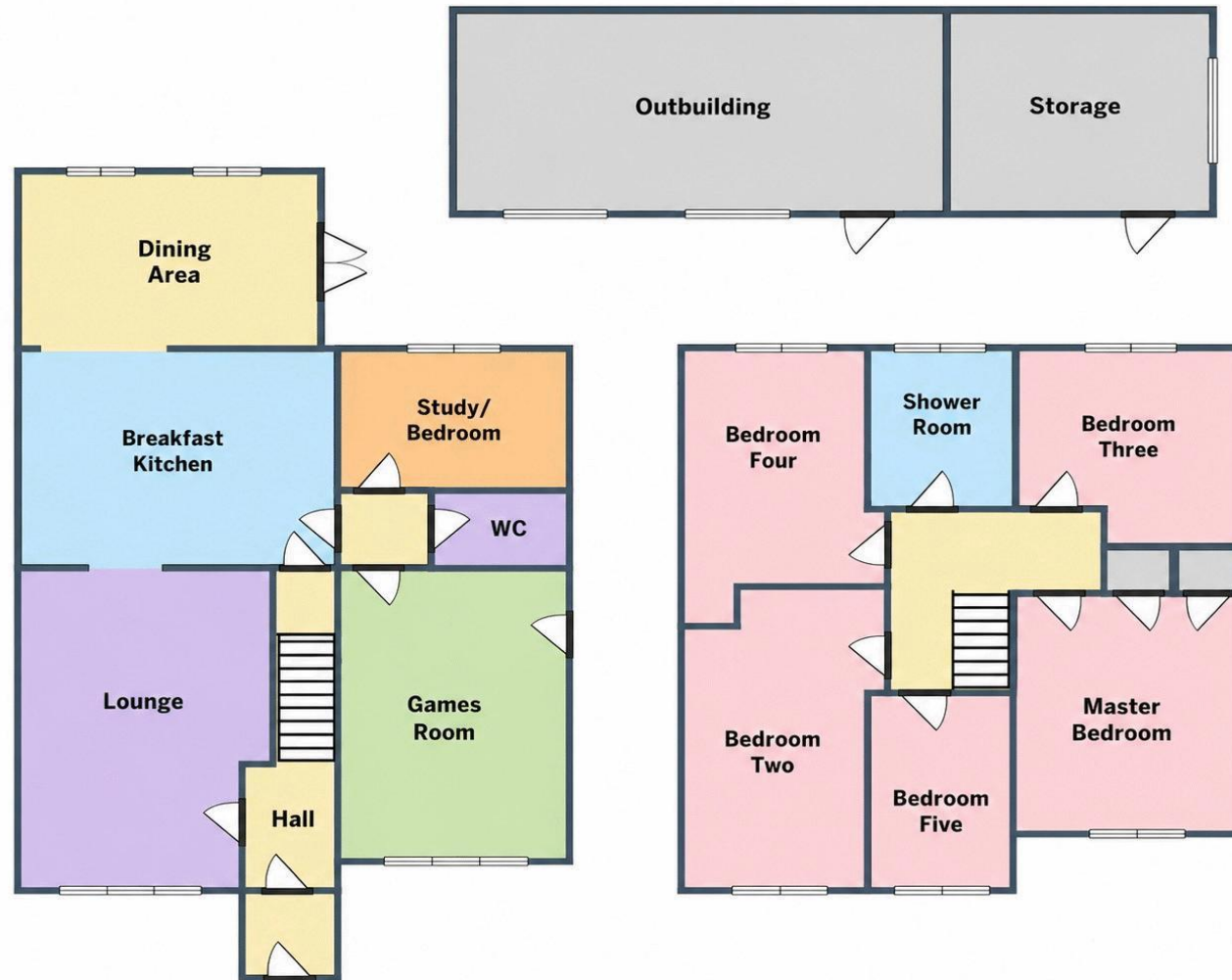
**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

### Viewer's Note:

Services connected: Mains Gas, Electric & Sewerage  
Council tax band: B  
Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

