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72 Holland Road, Sutton Coldfield, B72 1RQ

Asking Price £500,000

Property Images

















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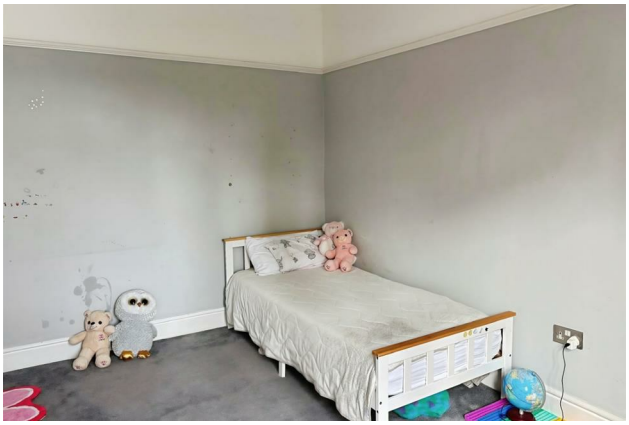




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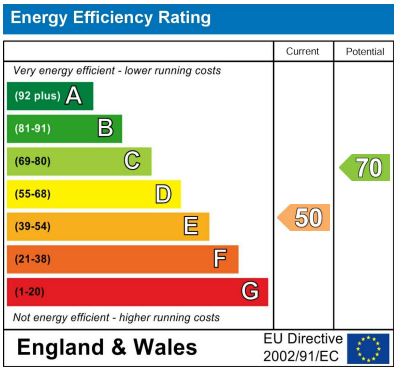
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

EPC



Map



Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2

Tenure: Freehold

Situated in a sought-after location, this beautifully presented traditional semi-detached family home has been extended and modernised to an exceptional standard, offering spacious accommodation arranged over three floors. Combining period character with contemporary styling, this is a home ready to move straight into.

The property benefits from a block-paved driveway providing off-road parking for two vehicles and a welcoming entrance porch leading into a characterful hallway. To the front are two elegant reception rooms with high ceilings, period fireplaces and original features, opening into one another to create a fantastic living and entertaining space.

To the rear, the impressive double-storey extension provides a stunning open-plan kitchen/dining room fitted with quality units, quartz worktops, a central island with breakfast bar and a range of integrated appliances. The kitchen flows seamlessly into a bright family room with French doors opening onto the landscaped rear garden, creating the perfect space for modern family living. A convenient ground floor WC completes the accommodation.

The first floor offers two generous double bedrooms and a beautifully appointed family bathroom featuring a freestanding bath, walk-in shower, floating vanity unit and concealed WC. A separate utility room is accessed directly from the bathroom, adding practicality.

A fixed staircase leads to the converted loft, creating a spacious third double bedroom with a Velux window and useful eaves storage.

Outside, the low-maintenance rear garden has been landscaped with a paved patio, artificial lawn and raised sleeper borders, with gated side access via a shared passageway (subject to legal verification).

Finished to a high specification throughout, this exceptional home offers three reception rooms, three double bedrooms, a stunning breakfast kitchen, driveway parking and a fantastic location, making it an ideal choice for families seeking space, style and convenience.

Features

• Traditional semi-detached family home • Impressive double-storey rear extension • Two Receptions • Stunning modern breakfast kitchen with island • Three generous double bedrooms • Luxury family bathroom • Private landscaped rear garden • Excellent location • EPC Rating E • Council Tax Band C