



1 Dene Hollow, Birmingham

£450,000 Freehold

Spacious Three-Bedroom Detached Family Home • Generous Corner Plot • Beautifully Landscaped Rear Garden with Mature Trees and Established Planting • Impressive Living Room Measuring Over 23 Feet in Length • Separate Dining Room with Direct Access to the Conservatory • Bright and Spacious Conservatory Overlooking the Rear Garden • Three Well-Proportioned Bedrooms, Including a Generous Principal Bedroom • En-Suite Shower Room, Family Bathroom and Ground-Floor WC • Separate Utility Room Providing Additional Storage and Laundry Facilities • Generous Driveway Parking and Detached Garage



HS Homes are delighted to welcome to the market this spacious and well-maintained three-bedroom detached family home, occupying an impressive corner plot within an established residential setting.

This much-loved home benefits from generous room proportions, two bathrooms, a conservatory, a separate utility room and beautifully maintained gardens. With ample off-road parking and a versatile layout, the property presents a fantastic opportunity for families looking for space, comfort and a home they can make their own.

Set back from the road behind a low-level stone boundary wall, the property enjoys an attractive frontage with established planting, mature trees and a substantial driveway providing off-road parking for multiple vehicles.

Upon entering through the porch, you are welcomed into a generous reception hallway, which provides access to the ground-floor accommodation and stairs rising to the first floor.

The **living room** is a particularly impressive space, offering excellent proportions for both relaxing and entertaining. Enjoying natural light from multiple windows, the room features a contemporary inset fireplace, creating an attractive focal point, while its generous dimensions allow for a variety of furniture arrangements.

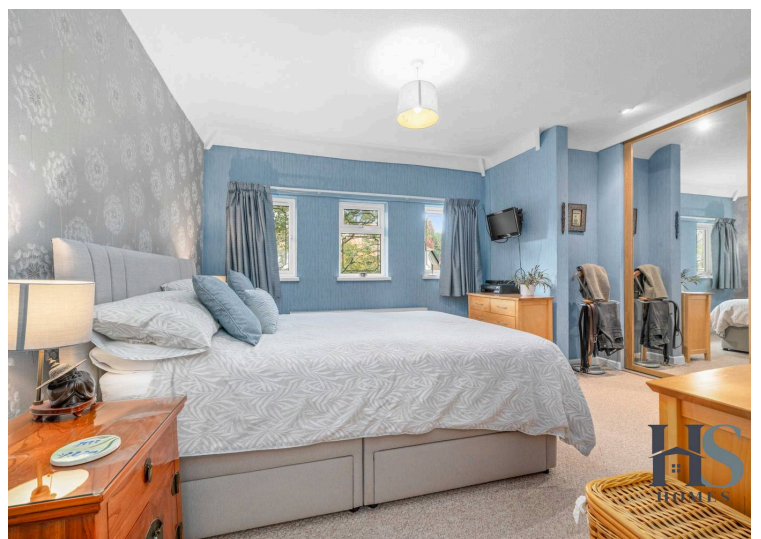
The **separate dining room** provides a wonderful setting for family meals and entertaining guests. Finished with attractive wood flooring, this room benefits from direct access into the conservatory through glazed double doors, creating a lovely connection between the indoor living accommodation and the garden beyond.

The **conservatory** is another delightful feature of this home, offering an additional reception space with panoramic views across the beautifully landscaped rear garden. With its glazed roof and surrounding windows, the room is filled with natural light and provides a peaceful setting to sit back and enjoy the garden throughout the changing seasons. French doors open directly onto the spacious patio, making this an ideal space for summer gatherings and entertaining.

The **kitchen** offers a practical layout with a comprehensive range of fitted wall and base units, generous worktop space, a gas hob, double oven and a window overlooking the rear garden. Conveniently positioned adjacent to the dining room, the kitchen also leads through to a separate utility room.

The **utility room** provides valuable additional storage and laundry facilities, with fitted cupboards, a sink and space for appliances. This practical area also benefits from a convenient ground-floor WC and external access.

To the first floor, the property offers **three well-proportioned bedrooms**, each providing comfortable accommodation and flexibility to suit a variety of needs.





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