



 3

Bedrooms

 1

Bathroom



Suttons Estate Agents are delighted to offer for sale this spacious three double-bedroom mid-terrace family home, situated on the popular Everdon Estate in Holbrooks.

The property is ideally located close to a wide range of local amenities, including Parkgate Primary School, President Kennedy School, Prologis Business Park, Bayton Road Industrial Estate, and the CBS Arena. Excellent transport links provide easy access to the A444, M6 motorway network, and Birmingham Airport, which is approximately 25 minutes away by car.

The accommodation briefly comprises an entrance hallway, a generous lounge/dining room, and a fitted kitchen with space for a range of appliances. To the first floor are three well-proportioned double bedrooms, all benefiting from built-in storage, a fully tiled family bathroom with a shower over the bath, and an additional storage cupboard located on the landing.

Externally, the property features a low-maintenance paved front garden, while the rear garden is predominantly paved for ease of upkeep. Additional benefits include an outside storage/utility area and a separate outside WC.

Requiring some cosmetic modernisation, this property presents an excellent opportunity for families looking to create a long-term home or investors seeking a property with strong rental potential.

Early viewing is highly recommended. Please take a look at our immersive 360° virtual tour and contact Suttons Estate Agents to arrange your inspection.

**Good to know:**

Boiler located on the landing - installed 2008 and last serviced in March 2026.

Water meter located in the kitchen.

Front door south facing. Rear garden north facing.

No Onwards Chain.

Loft - not boarded, no ladder.

EPC - to soon be conducted and uploaded.

Council Tax Band - A - £1,609 pa.

Expected rental income once modernised - £1,200 pcm.

Measurements found on the floor plan



Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>m</sup>  
931 ft<sup>2</sup>  
86.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3K standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

