



Hollyhurst Road,
Sutton Coldfield, B73 6SZ

Offers in the Region Of £285,000

Welcome to the ever popular Hollyhurst Road, a highly desirable Sutton Coldfield location which is positioned conveniently for local amenities, transport links, schools (catchments should be checked), and Royal Sutton Park.

The deceptively spacious accommodation comprises hallway, dining room lounge, extended kitchen/diner, and side entry with utility space.

On the first floor there are three bedrooms, and shower room with separate wc.

The property benefits from off road parking, garage, rear garden, and is being sold with no upward chain.

There is ample potential with this property and further potential to extend, subject to all relevant permissions being obtained.

Viewing is considered essential, to appreciate the size and standard of accommodation on offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D payable to Birmingham City Council.

Services Connected: Gas, Electric, Water & Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464
or via Streetly@paulcarrestateagents.co.uk



Ground Floor Accommodation

Porch

Hallway

Dining Room 13' 7" max x 10' 4" max
(4.14m x 3.15m)

Lounge 14' 3" max x 10' 4" max
(4.34m x 3.15m)

Extended Kitchen Diner 16' 9" max x 8' 5" max
(5.10m x 2.56m)

Side Entry/Utility

First Floor Accommodation

Bedroom One 14' 0" max x 10' 4" max
(4.26m x 3.15m)

Bedroom Two 14' 9" max x 10' 4" max
(4.49m x 3.15m)

Bedroom Three 8' 4" max x 6' 0" max
(2.54m x 1.83m)

Shower Room 8' 6" x 5' 11"
(2.59m x 1.80m)

Separate WC 5' 3" x 2' 9"
(1.60m x 0.84m)

Outside

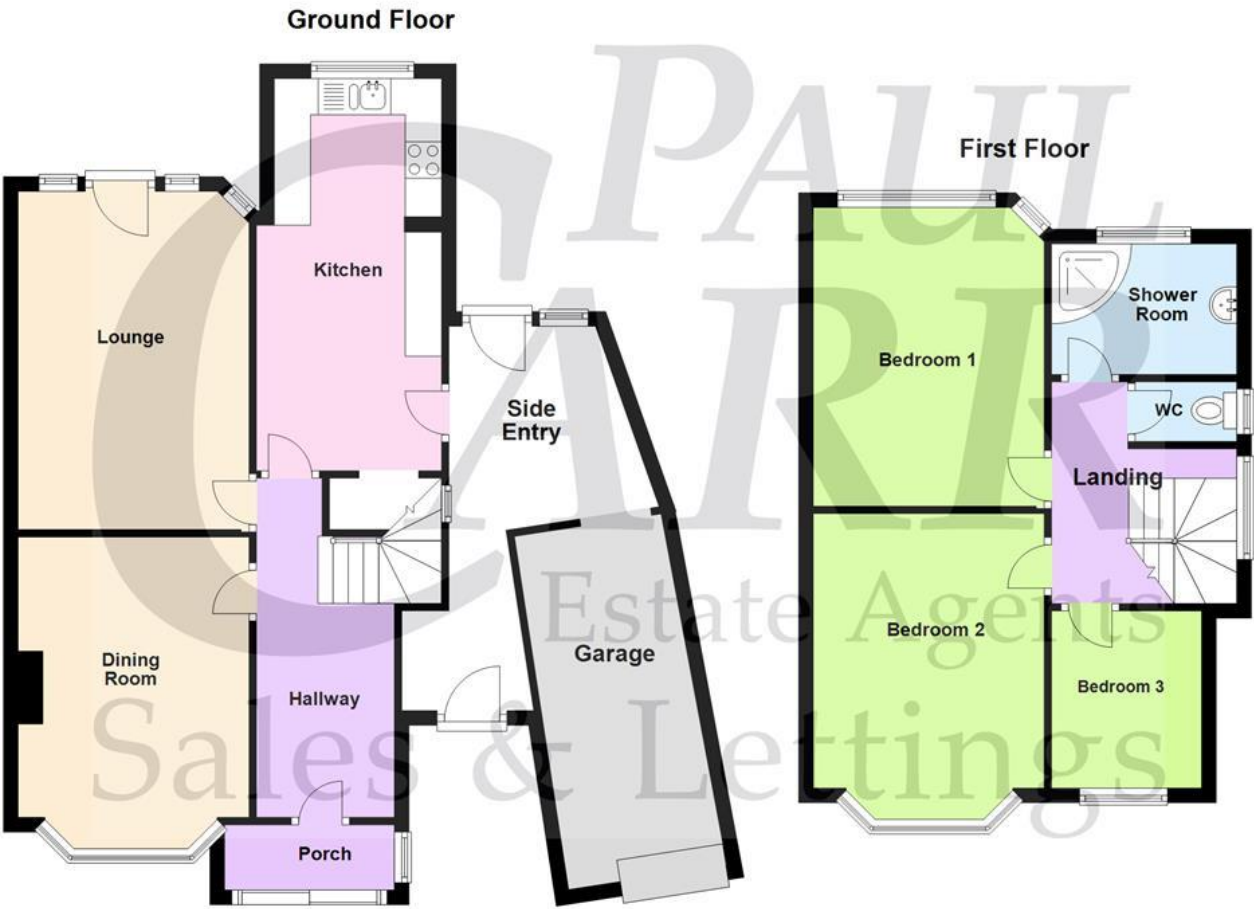
Garage 15' 8" x 7' 10"
(4.77m x 2.39m)





Floor Plan

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

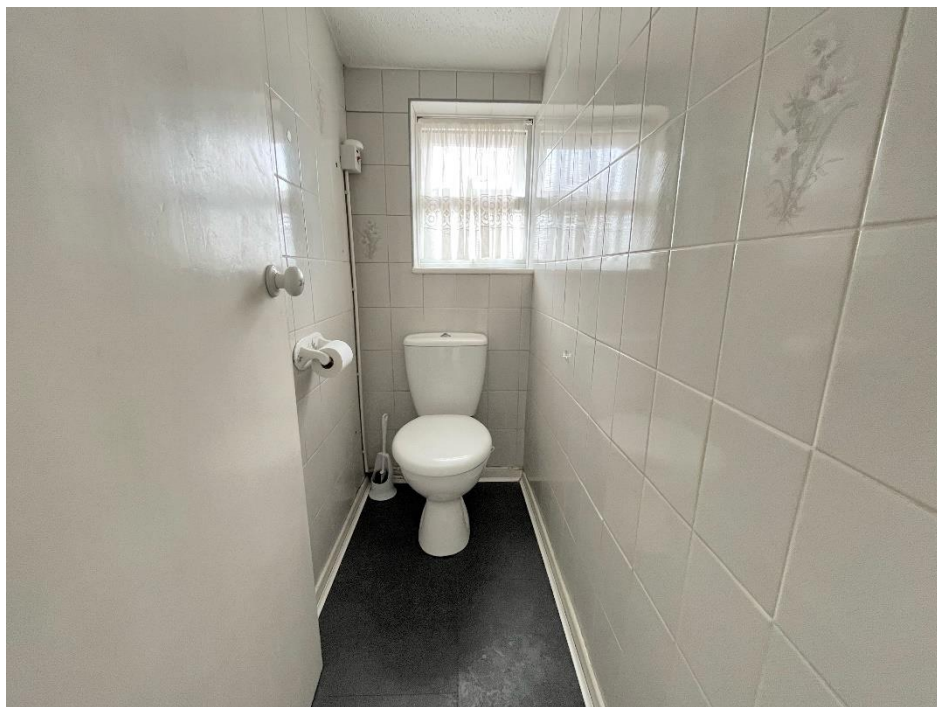
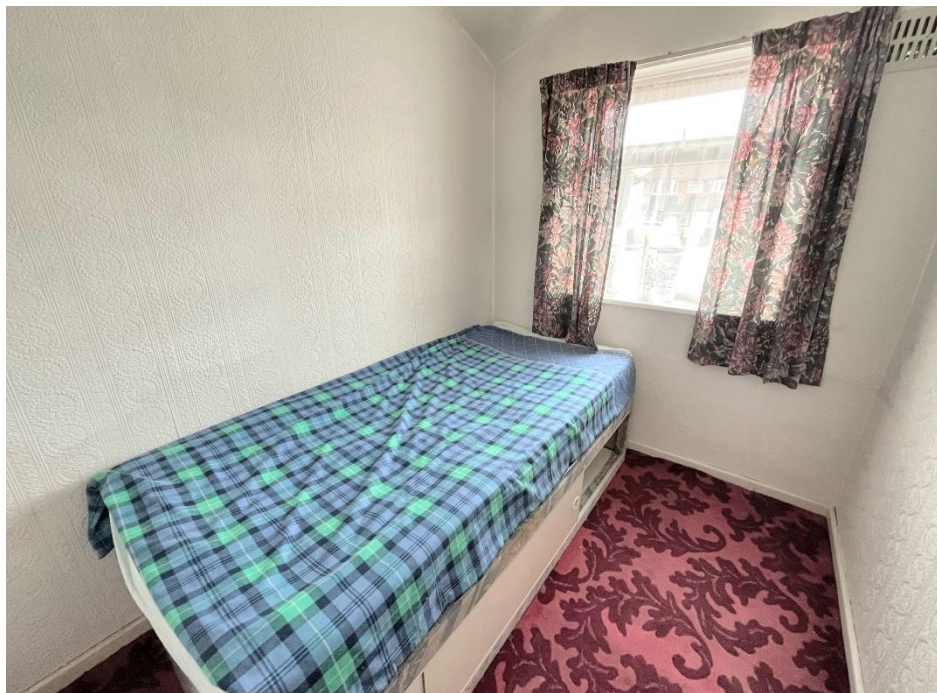


Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		
21-38	F		
1-20	G		

Map Location







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: 11th September 2024

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.

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