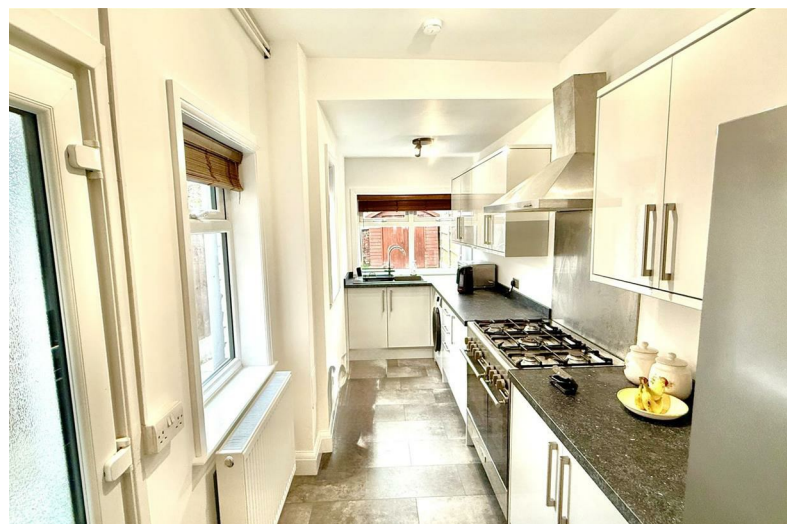




## 13 Holly Road

Kings Norton, Birmingham, B30 3AX

Offers Over £230,000



**\*LOVELY LEAFY VIEWS, EXTENDED - NO CHAIN!\*** This is a lovely, extended two bedroom period terrace home which has some nice character touches alongside being extended with a modern kitchen and 1st floor bathroom. With leafy views to the front and a pleasant rear garden this is the ideal first time home in a great location. You're perfectly placed for all the area has to offer including having Cotteridge park and high street on your door step, alongside great commuter links via nearby Kings Norton and Bournville train stations and also well placed for access into nearby Stirchley and Bournville. Ready for its next chapter and for someone to add this own style this great home book your viewing quickly as no doubt they'll be lots of interest!



### Approach

This lovely extended two-bedroom period terrace is approached via a low-level front wall with wrought iron railings and pathway leading through a low-maintenance Cotswold fore garden to a composite double-glazed front door with double-glazed window above.

### Front Reception Room

11'05" x 12'07" into bay (3.48m x 3.84m into bay)

A welcoming reception room featuring a double-glazed bay window to the front aspect, cornicing to ceiling, dado rail, ceiling light point, and built-in cupboards and shelving to the alcoves. The room also benefits from a central heating radiator and two wall-mounted light points. A door leads through to:

### Rear Reception Room

11'5" x 11'10" (3.48m x 3.61m)

With double doors opening to under-stairs storage and a walkway into the room. Features include a decorative inset fireplace, cornicing to ceiling, dado rail, tiled flooring, Victorian-style cast iron radiator, ceiling light point, and double-glazed window overlooking the rear garden. A door leads to the stairs rising to the first floor, and an open walkway provides access to:

### Re-Fitted Extended Kitchen

16'10" max x 6'01" max (5.13m max x 1.85m max )

Fitted with a range of matching wall and base units with work surfaces over. There is a Range cooker with stainless steel extractor above and washing machine, along with space for a fridge freezer. The kitchen benefits from double-glazed windows and a double-glazed door providing views of and access to the rear garden, tiled-effect flooring, wall-mounted light points, and a central heating radiator.

### Rear Garden

Recently landscaped and incorporating a side return patio area with steps leading up to a mature lawned garden. The garden is enclosed with wooden panel fencing and also benefits from a pitched-roof garden shed and rear access gate.

### First Floor Landing

Stairs from the rear reception room rise to the first floor landing, which features three wall-mounted light points and a loft access hatch with pull-down ladder. Doors lead to:

### Bedroom One

11'6" x 11'6" (3.51m x 3.51m )

A spacious double bedroom with double-glazed window to the front aspect, decorative cast iron fireplace, cornicing to ceiling, dado rail, ceiling light point, and central heating radiator.

### Bedroom Two

12' x 8'07" (3.66m x 2.62m)

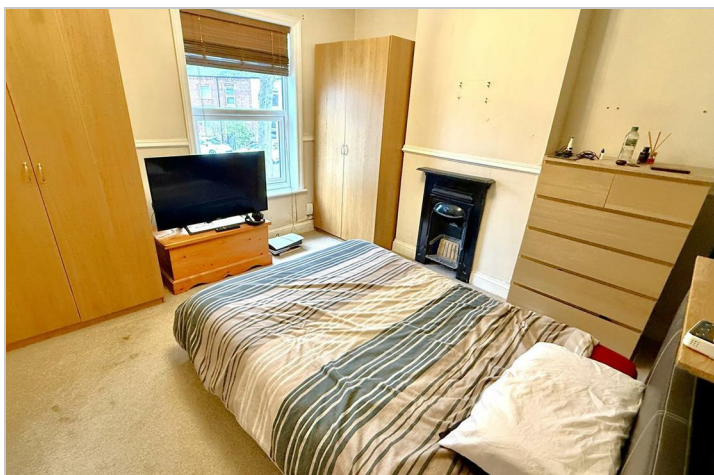
With double-glazed window to the rear aspect, ceiling light point, central heating radiator, and door leading to an over-stairs storage cupboard.

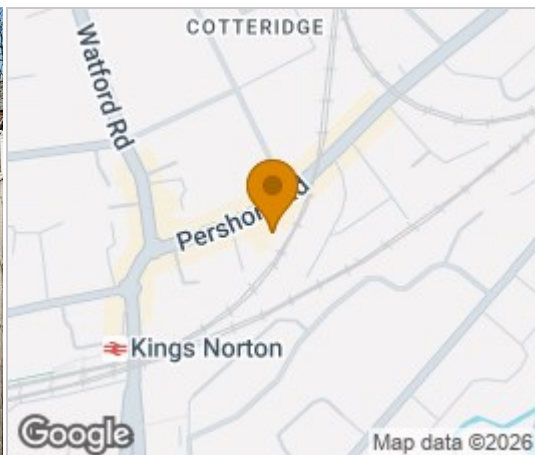
### Bathroom

9'05" x 6'02" (2.87m x 1.88m)

Accessed from the landing with a small step up, the bathroom comprises a panelled bath with mains-powered shower over, pedestal wash hand basin with mixer tap, and low flush WC. Additional features include tiled walls, wood-effect flooring,

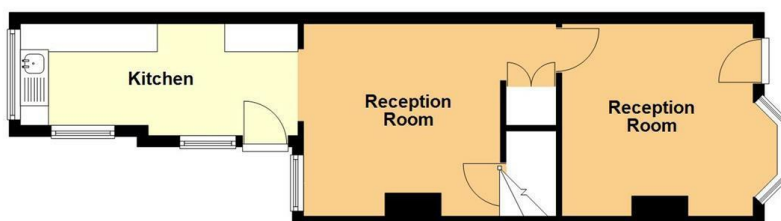
heated chrome towel rail, ceiling light point, and frosted double-glazed window to the rear aspect. There is also a cupboard housing the Worcester Bosch combination boiler.



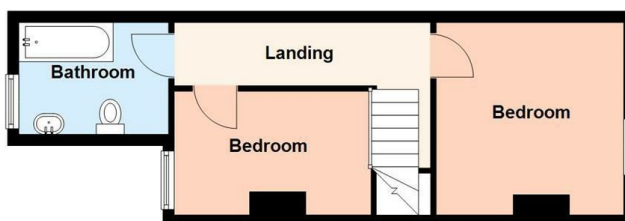


## Floor Plan

Ground Floor



First Floor

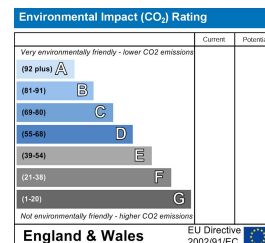
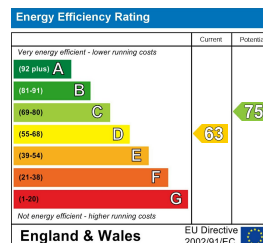


NOT to Scale  
for Illustrative Purposes Only.  
Plan produced using PlanUp.

## Viewing

Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



### SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

### 1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

243 Mary Vale Road, Birmingham, West Midlands, B30 1PN

Tel: 0121 458 1123 Email: bournville@ricechamberlains.co.uk ricechamberlains.co.uk