



Hollydale Road
Birmingham

burchell
edwards



Property Description

Situated in a popular residential location, this three-bedroom semi-detached home offers well-proportioned accommodation throughout and occupies a particularly generous plot with a large rear garden and extensive frontage. The property is approached via a substantial driveway providing ample off-road parking and benefits from a welcoming porch leading into a central hallway.

The ground floor comprises a spacious living room featuring a bay window to the front elevation, creating a bright and comfortable reception space. To the rear, a separate dining room provides an ideal setting for family meals and entertaining, with direct access overlooking the garden. The fitted kitchen offers a range of storage and worktop space, while a convenient guest WC completes the ground floor accommodation.

Upstairs, the property offers three bedrooms, including two good-sized doubles and a further single bedroom ideal as a nursery, home office or dressing room. A family bathroom serves all three bedrooms. Externally, the sizeable rear garden offers significant potential for landscaping, extension opportunities subject to the necessary permissions, and outdoor entertaining. The property is conveniently located for local schools, shops, transport links and everyday amenities.

Porch

Double glazed entrance porch providing access to:

Hallway

Stairs rising to first floor accommodation, central heating radiator and doors to:

Living Room

Double glazed bay window to the front elevation, central heating radiator and ample space for lounge furniture.

Dining Room

Double glazed doors opening onto the rear garden, central heating radiator and space for dining furniture

Kitchen

Fitted with a range of wall and base units, work surfaces incorporating sink and drainer, space for appliances, double glazed window and access to the rear.

Guest Wc

Low-level WC and wash hand basin.

Bedroom One

Double glazed window to the front elevation and central heating radiator.

Bedroom Two

Double glazed window to the rear elevation and central heating radiator.

Bedroom Three

Double glazed window to the front elevation and central heating radiator.

Bathroom

Suite comprising bath with shower over, wash hand basin and low-level WC. Obscure double glazed window to the rear elevation.

Front

Large block-paved driveway providing ample off-road parking for multiple vehicles.

Rear Garden

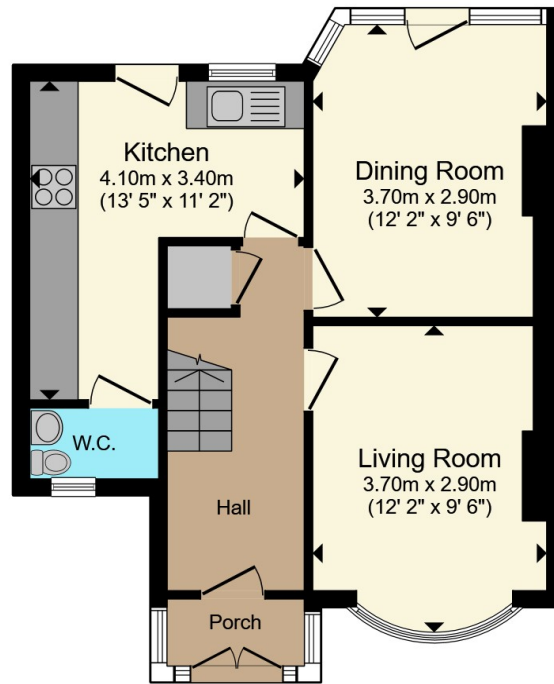
Generous rear garden mainly laid to lawn with

fenced boundaries, offering excellent potential for landscaping, family use and outdoor entertaining.

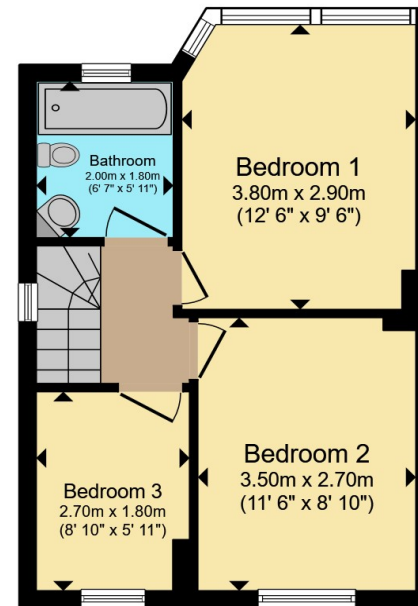








Ground Floor



First Floor

Total floor area 75.3 m² (811 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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