

Hollyhurst Grove, Birmingham

burchell edwards

Hollyhurst Grove, Birmingham, B26 1AR

for sale
£575,000







Property Description

This impressive six-bedroom detached home in South Yardley, Birmingham, offers spacious and versatile accommodation arranged over three floors. Ideally located with excellent access to the Coventry Road and a wide range of local amenities, the property is perfect for growing families.

The ground floor features two generous reception rooms, a well-appointed kitchen with adjoining utility room, and a family bathroom.

Across the upper floors are six well-proportioned bedrooms and bathrooms on each level, providing convenience and flexibility for modern living.

The standout principal bedroom occupies the dormer loft extension and benefits from a private ensuite and walk-in storage area.

Externally, the large rear garden has extensive car parking with its own access, high security gates, a gym and a two bed static.

Front Lounge

25' 9" x 9' 11" (7.85m x 3.02m)

Double glazing to front, radiator, wall sockets, ceiling light

Rear Lounge

22' 8" x 17' 2" (6.91m x 5.23m)

Feature media wall with fire, french doors to garden, ceiling light, radiator, spot lights, wall sockets

Kitchen/Diner

14' 9" x 8' 1" (4.50m x 2.46m)

Double glazing to rear, wall and base units, range cooker, extractor fan

Utility Room

9' 9" x 5' 1" (2.97m x 1.55m)

Shower Room

Corner bath with shower over, w.c, wash hand basin

W.C

W.c, wash hand basin

Bedroom Four

11' 1" x 9' 1" (3.38m x 2.77m)
Double glazing bay window to front, ceiling light, radiator, wall socket

Bedroom Two

13' 1" x 9' 1" (3.99m x 2.77m)
Double glazing bay window to front, fitted wardrobes, wall sockets, ceiling light, radiator

Bedroom Three

13' 11" x 10' (4.24m x 3.05m)
Double glazing bay window to rear, fitted wardrobes, radiator, ceiling light, wall socket

Bedroom Five

8' 7" x 8' 3" (2.62m x 2.51m)
Double glazing to rear, radiator, ceiling light, wall sockets

Bedoom Six

7' 6" x 5' 8" (2.29m x 1.73m)
Double glazing to rear, ceiling light, wall sockets, radiator

Bedroom One

17' 9" x 14' 9" (5.41m x 4.50m)
Double glazing to rear, walk in storage area, fitted wardrobes, spot lights, wall sockets, radiator



















Total floor area 227.8 m² (2,452 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: C

Council Tax Band: D

Tenure: Freehold

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The Property Ombudsman

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