

for sale
£500,000 Freehold

**Paul
Dubberley**



Hollyhedge Road West Bromwich B71 3AL

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Property Description

From the moment you arrive, the property exudes a sense of quality and care. The welcoming frontage, private driveway, and elegant exterior set the tone for the superb accommodation within.

Step inside to discover a thoughtfully designed interior offering, a spacious, light-filled lounge, perfect for both relaxed evenings and sophisticated entertaining.

A beautifully appointed contemporary kitchen, complete with quality fittings, ample storage, and space for dining.

Three generously sized bedrooms, each offering comfort and versatility—ideal for family living, guests, or home-working.

A stylish family bathroom, every room has been curated to provide a blend of warmth and modern refinement, creating an atmosphere that instantly feels like home. The property boasts a substantial rear garden—an inviting outdoor retreat perfect for enjoying peaceful afternoons, al fresco dining, or making memories with family and friends. The space offers both privacy and potential, whether you envision landscaped borders, a play area, or a tranquil seating zone.

Entrance Porch

Having door to the front and further door into the entrance hall.

Entrance Hall

Having a double glazed door to the front elevation, double glazed window to the side, understairs storage, central heating radiator and doors to.

Dining Room

Having a double glazed bay window to the front elevation, electric fire with surround, wall lights, TV point and central heating radiator.

Lounge

Having a double glazed window to the side elevation, electric fire with surround, wall lights and central heating radiator.

Reception Room Three

Having a double glazed window to the rear elevation, double glazed French doors to the rear, underfloor heating and central heating radiator.

Kitchen

Having a double glazed window to the side elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, breakfast bar, one bowl stainless steel sink and drainer, tiling to splash prone areas, electric oven and gas hob with cookerhood over, plumbing for dishwasher central heating radiator and door to the utility room.

Utility Room

Having a double glazed window to the side elevation, a range of worksurfaces, and plumbing for washing machine.

Cloakroom

Having a low level WC, wash hand basin, tiling to splash prone areas, central heating radiator and central heating combi boiler.

Landing

Having a double glazed window to the side elevation, stairs from the entrance hall and doors to.

Bedroom One

Having a double glazed window to the front elevation, loft access which is fully boarded and central heating radiator.

Bedroom Two

Having a double glazed window to the side elevation and central heating radiator.

Bedroom Three

Having a double glazed window to the rear elevation and central heating radiator.

Bathroom

Having a double glazed window to the side elevation, fully tiled with shower cubicle, bath with mixer taps, wash hand basin, shaver point, extractor fan heated towel rail.

Separate WC

Having a low level WC and double glazed window to the side.

Rear Garden

Large lawn area with block paved patio area to rear and the sides, side gated accesses and access to outbuilding/summerhouse

Outbuilding/Summerhouse

Having French doors to the front opening into a seating area, with log burner, door to man cave and summer house area all complimentary with power and lighting.

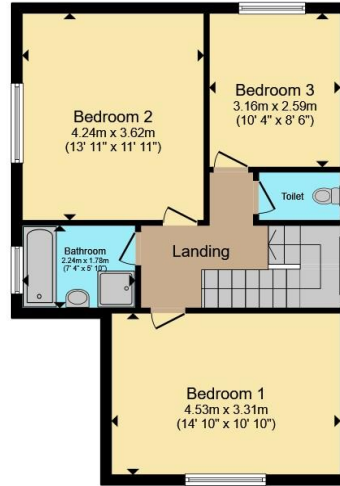




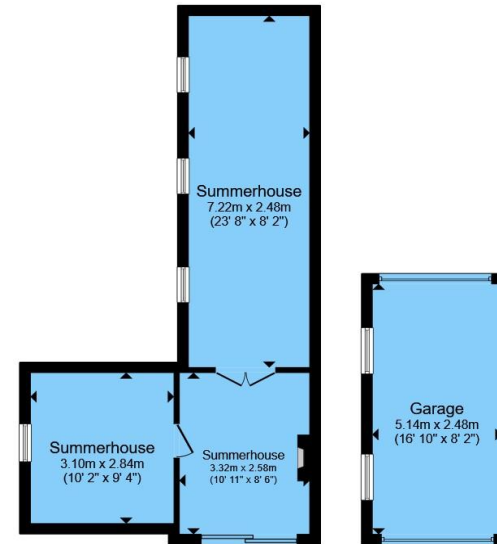




Ground Floor



First Floor



Outbuilding

Total floor area 178.6 m² (1,923 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



To view this property please contact Paul Dubberley on

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EPC Rating: D Council Tax
 Band: D

view this property online PaulDubberley.co.uk/Property/PWB105319

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Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: PWB105319 - 0003

