



Connells

Hollyfield Road
Sutton Coldfield



Property Description

A spacious four bedroom three storey family detached home, located in an excellent school catchment area for both primary and senior schools, OFFERED WITH NO CHAIN WITH QUICK COMPLETION AVAILABLE. The property is located close to Rectory Park and has great access to amenities such as hospital, doctors and shops. To the front of the property there is an excellent sized driveway providing off road parking and access to a garage. The property sits on a good sized plot with front and rear gardens. The accommodation comprises a welcoming reception hall with a good sized family lounge, separate dining room, modern refitted kitchen with central island, guest WC and good sized conservatory. On the first floor landing there are three good sized bedrooms and a family bathroom, there is a second floor study landing with access to a fourth bedroom with en-suite shower room. The property benefits from central heating and double glazing.

Entrance Hallway

Having single glazed door opening into a reception hallway, having feature parquet flooring, dog leg staircase with stairs leading to the first floor landing, single glazed window to the front, radiator to wall, decorative dado railing and coving to ceiling, door off to useful understairs storage cupboard providing ample storage, doors off to the lounge, the dining room, the kitchen and the guest WC.

Guest WC

Having wall mounted wash hand basin with cupboard under, low level flush WC, radiator to wall, laminate flooring and frosted double glazed window to the front.

Family Lounge

20' 8" plus the door recess x 11' 11" (6.30m plus the door recess x 3.63m)

Being a dual aspect family lounge, having double glazed window to the front and double glazed French doors leading into the family conservatory, feature fireplace with stone fire surround, radiator to wall, TV aerial point and decorative dado railing.

Dining Room

12' plus the door recess x 9' (3.66m plus the door recess x 2.74m)

Having double glazed French door leading into the conservatory, radiator to wall, coving to ceiling, decorative dado railing and parquet flooring.

Family Conservatory

18' 3" maximum x 16' 3" maximum (5.56m maximum x 4.95m maximum)

Being a UPVC double glazed conservatory, have double glazed windows to the rear overlooking the rear garden, double glazed French doors to the side, giving access into the rear garden, laminate flooring and radiator to wall.

Family Refitted Kitchen

15' 7" plus the door recess x 11' 10" (4.75m plus the door recess x 3.61m)

Briefly comprising a modern refitted kitchen,

having fitted base units with square edge granite work surfaces over, fitted matching wall units, double glazed window to the rear, one and a half bowl sink and drainer unit with mixer tap over, cupboards under, space and plumbing for a washing machine, integrated dishwasher, integrated fridge and integrated freezer, central island with seating overhang, space for a dual fuel range cooker, tiled flooring, wall mounted designer radiator and door gives access to a utility cupboard.

Utility Cupboard

Space for a drier, floor mounted central heating boiler and providing excellent storage,

First Floor Landing

Being a good sized first floor landing, having stained glass frosted double glazed window to the front, stairs lead to the second floor landing, coving to ceiling, doors off to the three bedrooms and the family bathroom.

Bedroom 1

12' 9" to the front of the wardrobes x 11' 11" (3.89m to the front of the wardrobes x 3.63m)

Having double glazed window to the side and rear, radiator to wall, TV aerial point, built-in wall to wall wardrobes, bedside cabinets and dressing table, coving to ceiling.

Bedroom 2

14' 1" maximum x 9' 8" (4.29m maximum x 2.95m)

Having double glazed window to the side and rear, radiator to wall, built-in double and single wardrobes, coving to ceiling and laminate flooring.

Bedroom 3

14' maximum x 9' 5" (4.27m maximum x 2.87m)

Having double glazed window to the rear, radiator to wall, built-in double and single wardrobes, coving to ceiling and laminate flooring.

Family Bathroom

Being a good sized family bathroom, having panelled bath, separate shower cubicle, low level flush WC, wash hand basin, radiator to wall, wall mounted heated towel rail radiator, extractor fan, spotlights to ceiling, coving to ceiling and tiled flooring, part tiling to walls.

Second Floor Landing

Having double glazed window to the front and to the side, having a good sized study landing area with built-in storage cabinets, drawers and desk, skylight window, door gives access into bedroom 4.

Bedroom 4

11' 10" x 8' 10" to include dormer window (3.61m x 2.69m to include dormer window)

Being an irregular shaped room, having double glazed dormer window to the front, TV aerial point, two radiators to wall, storage cupboard with hanging rail, door gives access to the en-suite shower room.

En-Suite Shower Room

Having walk-in shower cubicle, low level flush WC, wall mounted wash hand basin with cupboard under, tiled effect laminate flooring, part tiling to walls and double glazed window to the front.









Ground Floor



First Floor



Second Floor

Total floor area 204.0 m² (2,196 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: E

Tenure: Freehold

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