PAUL CARR Estate Agents Sales & Lettings

Erdington | 0121 382 8870 | Erdington@paulcarrestateagents.co.uk



# Hollydale Road, Erdington
# Birmingham, B24 9LT

**Offers in Excess of £280,000**

# Erdington

## Offers in Excess of £280,000

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Ideally located for many amenities including sought after schools, shops and transport links, this well presented extended traditional style semi-detached property offers an excellent opportunity for buyers.

Accessed via a welcoming hall the ground floor accommodation includes a through lounge dining room with bay window to fore, patio doors to the garden and open access to the extended kitchen which in turn leads to a family/study/breakfast area.

To the first floor there are three bedrooms complimented by a family shower room with white fitted suite.

Outside the home sits behind a driveway providing off road parking for vehicles whilst to the rear of the property there is a mature lawned garden and patio.

An early viewing must be undertaken in order to fully appreciate the opportunity on offer and avoid disappointment.





















# Property Specification

THIS CONVENIENTLY LOCATED
EXTENDED SEMI-DETACHED PROPERTY
BRIEFLY COMPRISES;

**Hall 3.28m (10'9") x 1.59m (5'3")**

**Lounge 3.68m (12'1") x 2.99m (9'10")**

**Dining Room 3.65m (12') max x 2.99m (9'10")**

**Kitchen 2.77m (9'1") x 1.59m (5'3")**

**Kitchen Extension/Breakfast Room/Study**
**6.15m (20'2") x 3.30m (10'10")**

**Landing**

**Bedroom 1 3.84m (12'7") max x 2.99m (9'10")**

**Bedroom 2 3.47m (11'5") max x 2.73m (8'11")**

**Bedroom 3 2.26m (7'5") x 1.84m (6'1")**

**Shower Room 1.97m (6'6") x 1.58m (5'2")**

## *Agent's Note:*

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 3rd September 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

## *Viewer's Note:*

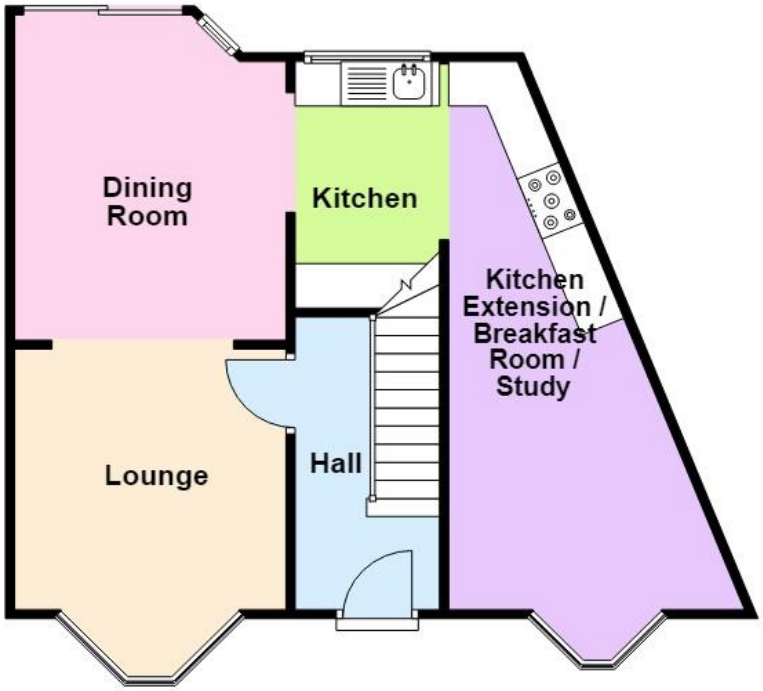
Services connected: Gas, electric, water and drainage
Council tax band: B
Tenure: Freehold

# Floor Plan

*This floor plan is not drawn to scale and is for illustration purposes only*

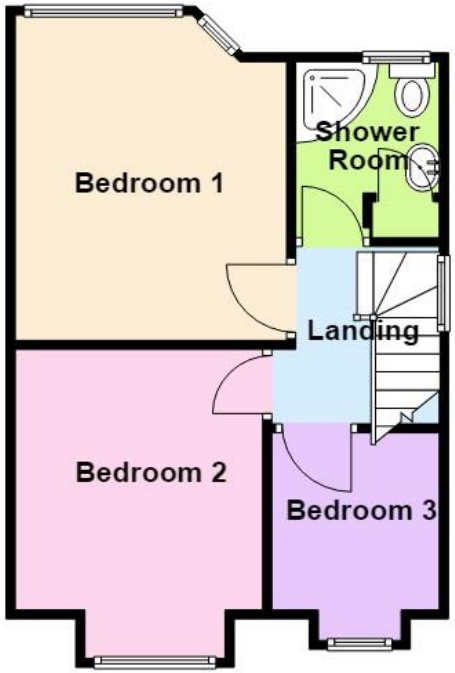
## Ground Floor

Approx. 43.2 sq. metres (464.6 sq. feet)



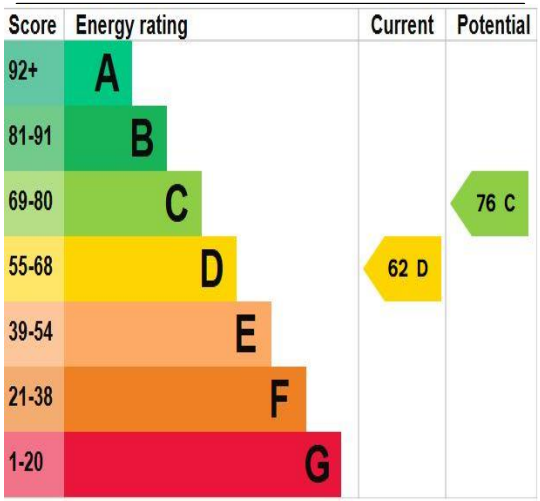

## First Floor

Approx. 31.3 sq. metres (337.1 sq. feet)

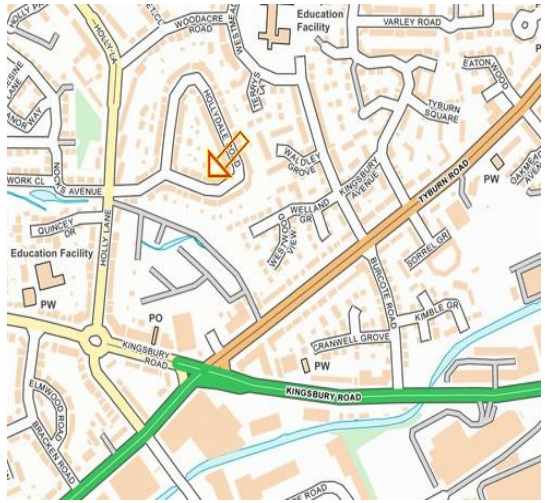



Total area: approx. 74.5 sq. metres (801.7 sq. feet)

## Energy Efficiency Rating




## Map Location




www.paulcarrestateagents.co.uk
OnTheMarket.com
rightmove.co.uk
The UK's number one property website
The Property Ombudsman