

for sale

£325,000 Freehold



Hollie Lucas Road Birmingham B13 0QN

Hollie Lucas is an attractive and well-maintained home offering spacious accommodation throughout, ideally suited to first-time buyers, professionals, growing families, or investors within easy reach of local amenities, reputable schools, transport links, and recreational facilities!

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- Energy Rating: E
- Well-presented throughout
- Spacious living room
- Modern fitted kitchen
- Well-proportioned bedrooms

Property Details

Garage

Porch

Hall

Living Room 22' 4" x 13' 1" (6.81m x 3.99m)

Double Glazed Window to front
Radiator

Kitchen/Breakfast Room

Double Glazed Window to rear
Double Glazed Sliding Door to rear
Radiator x 2
Wall and Base Units
Worktop
Gas Hob & Oven
Sink
Part Tiled Walls
Pantry Storage

Toilet

Gf
Double Glazed Window to rear
Toilet
Boiler
Access from Garage

Garden Room

Bedroom One 12' 6" x 12' (3.81m x 3.66m)

Double Glazed Window to front
Radiator
Fitted Wardrobe

Bedroom Two 12' 11" x 9' 8" (3.94m x 2.95m)

Double Glazed Window to rear
Radiator
Fitted Wardrobe

Bedroom Three 8' 11" x 7' 2" (2.72m x 2.18m)

Double Glazed Window to front
Radiator

Bathroom

Double Glazed Window to rear
Radiator
Toilet
Basin
Bath
Electric Shower
Tiled Walls

Landing

Double Glazed Window to side





Total floor area 137.5 m² (1,480 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 Connells on

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Property Ref: KTH311193 - 0002

Tenure:Freehold EPC Rating: E

Council Tax Band: D

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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