

for sale

£300,000 Freehold



Hollie Lucas Road Birmingham B13 0QN

Situated in a desirable residential location, this well-presented property at 72 Hollie Lucas offers spacious and versatile accommodation, making it an ideal home for first-time buyers, growing families, or investors alike.

Convenient access to local amenities, schools, transport links!

- Energy Rating: D
- Well-presented throughout
- Spacious living accommodation
- Modern fitted kitchen
- Generous bedrooms

Property Details

Porch

Garage

Hall

Tiled Walls

Living Room 25' 11" x 13' 1" (7.90m x 3.99m)

Double Glazed Window to front

Radiator

Kitchen 11' 9" x 9' 5" (3.58m x 2.87m)

Double Glazed Window to Rear

Radiator

Wall & Base Units

Worktop

Splash Tiling's

Sink

Conservatory 20' 6" x 8' 1" (6.25m x 2.46m)

Double Glazed Window

Plumbing Connections

Landing

Double Glazed Window to Side

Bedroom One 10' 4" x 12' 6" (3.15m x 3.81m)

Double Glazed Window to front

Radiator

Fitted Wardrobe

Bedroom Two 11' 11" x 9' 8" (3.63m x 2.95m)

Double Glazed Window to rear

Radiator

Bedroom Three 8' 1" x 7' 3" (2.46m x 2.21m)

Double Glazed Window to front

Radiator

Shower Room

Double Glazed Window to rear

Radiator

Toilet

Basin

Electric Shower





Total floor area 119.9 m² (1,290 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: KTH311192 - 0002

Tenure: Freehold EPC Rating: D

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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