



HOPKINS & DAINTY

ESTATE AGENTS



Hollybank Road, Birmingham, B13 0RL

£235,000

PART EXCHANGE CONSIDERED* £500 TOWARDS SOLICITOR FEES** ***

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL - ARE PLEASED TO BRING TO THE MARKET**** this modern, three bedroom terraced house. Offering a perfect home for a first time buyer or family. Located in a convenient position for all of the amenities of Moseley which is just three miles from Birmingham.

Comprising: Entrance Hall, through Lounge Diner and a rear Kitchen with integrated appliances and door leading out onto the rear garden. On the first floor, the landing provides access to three Bedrooms and the main family Bathroom. The property has gas central heating and double glazing. Outside, there is driveway parking and an enclosed rear garden.

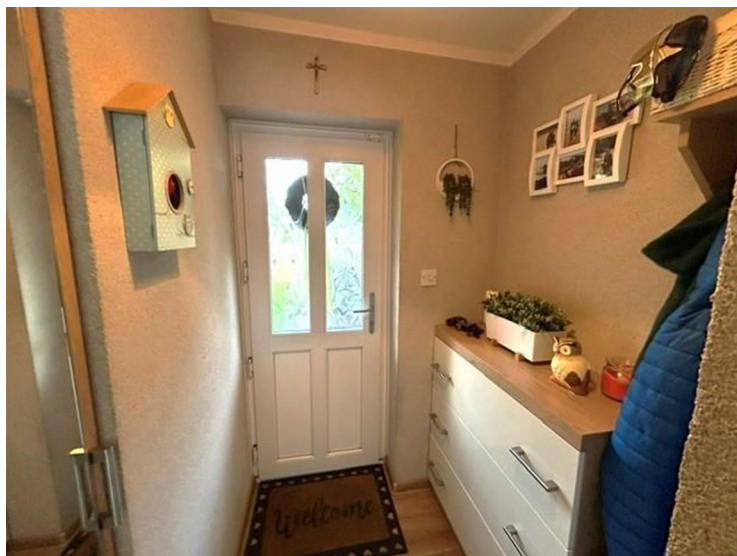
If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

Front Driveway



Parking space for one car on the drive that has council given consent, other parking is available on the street. Path leading to front garden with attractive lawn.

Kitchen Entrance Hall 4'5" x 4'4" (1.36 x 1.33)



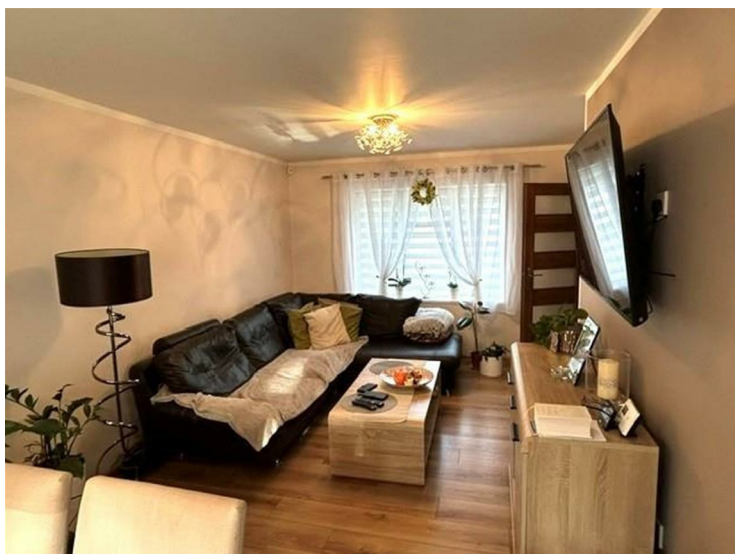
White double glazed door leading into kitchen with useful storage cupboard, open plan leading into the:

Breakfast Kitchen 17'5" (max) x 12'10" (max) (5.31 (max) x 3.93 (max))



Large L shaped breakfast kitchen with a range of base and wall cupboards complimentary work surfaces over, breakfast bar and tiled splashbacks. Stainless Steel sink with matching tap. Ceramic flooring. Double glazed window and door leading into the rear garden. Central heating radiator.

Lounge Dining Room 19'8" x 11'2" (max) (6 x 3.42 (max))



Large bright room with plenty of space to sit and relax or to dine at a large family dining table. This is a sunny room and could accommodate a family in comfort. Door leading to the kitchen and the front entrance hall. Large double glazed windows at both ends of this large room. Central heating radiator.

Front Hall

Coming from the Lounge Dining room the hall has a White double glazed door leading to the front garden and stairs leading to the first floor.

Bedroom 1 11'5" x 9'10" (3.49 x 3.01)



Coming in from the upstairs landing the main bedroom is a bright and airy room with plenty of space for a king size bed and also has a built in over stairs closet that has a very useful light. Large double glazed window over looking the front garden. Central heating radiator.

Bedroom 2 8'11" (max) x 13'6" (2.73 (max) x 4.12)



Another double bedroom that again is a bright room, a large double glazed window over looks the rear garden and has plenty of room for wardrobes and other storage. Central heating radiator.

Bedroom 3 10'6" x 6'2" (3.21 x 1.90)

A comfortable single bedroom with a double glazed window overlooking the front garden. Central heating radiator.

Bathroom 7'2" x 5'7" (2.20 x 1.71)



Three piece suite comprising curved shower bath with a shower over and screen, vanity wash hand basin and WC. towel rail, tiled splashbacks and flooring, extractor vent and a double glazed rear window.

Rear Garden



Large low maintenance rear garden that is not over ;looked and has an open view of mature trees. Attractive covered seating area and useful block built storage shed with power. Solid fencing all around.

Important information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this

property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Draft Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

Further Information

* Part exchange will be considered on properties that fit the part exchange criteria, the property being part exchanged must be worth at least 30% lower.

** Discounts on solicitor fees are given on preselected panel solicitors that are completely independent of Persimmon Homes and Hopkins and Dainty LTD.



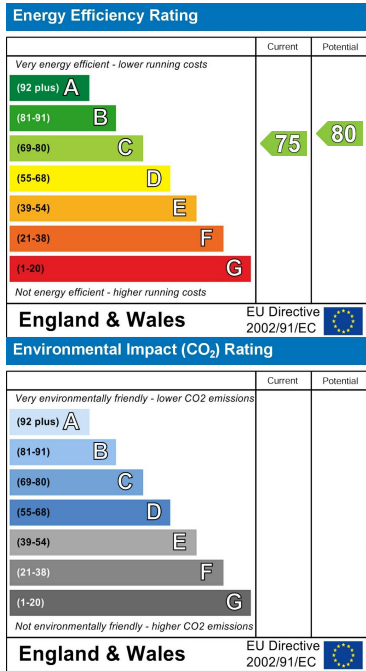
Total area: approx. 80.7 sq. metres (868.8 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.