PAUL CARR Estate Agents Sales & Lettings

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Hollydale Road, Erdington
Birmingham, B24 9LS

£250,000

Erdington

£250,000

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This superbly presented extended semi detached property offers an excellent opportunity for buyers.

The house occupies an enviable and peaceful residential location within close proximity of many local amenities including shops, schools and transport links.

Accessed via an enclosed porch the ground floor accommodation includes a hallway with stairs to first floor, understairs storage, a through lounge dining room with bay window to fore and patio doors to rear, along with a contemporary extended dining kitchen.

To the first floor there are three bedrooms complimented by a modern style family shower room.

Outside a front drive provides off road parking for vehicles along with access to a side gate leading to the dining kitchen, whilst to the rear there is a mature lawned garden and patio along with a detached garage reached via a shared access road.

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





















Property Specification

THIS SUPERBLY PRESENTED
EXTENDED SEMI-DETACHED PROPERTY
BRIEFLY COMPRISES;

Porch

Hall

Lounge
3.66m (12') x 2.90m (9'6")

Sitting Room
3.36m (11') x 2.90m (9'6")

Dining Kitchen
5.72m (18'9") x 2.00m (6'7") max

Landing

Bedroom 1
4.15m (13'7") x 2.79m (9'2")

Bedroom 2
2.95m (9'8") x 2.90m (9'6")

Bedroom 3
2.29m (7'6") x 1.83m (6')

Bathroom

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: 2nd October 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

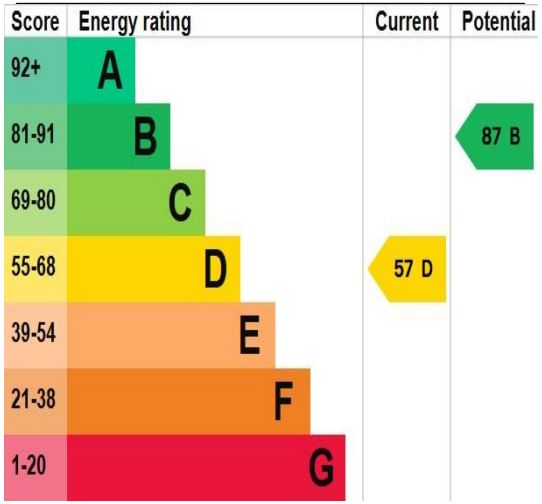
Floor Plan

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

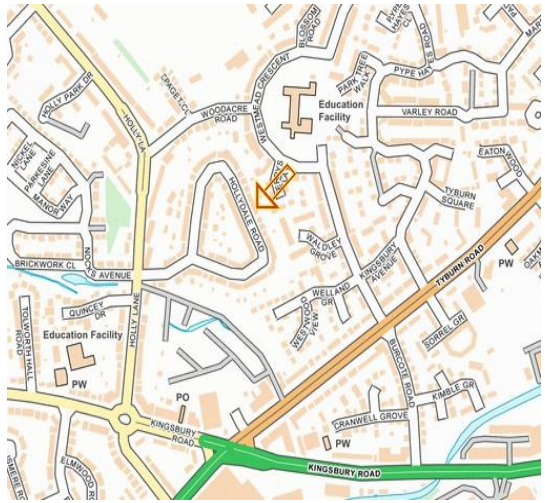


Total area: approx. 73.1 sq. metres (787.3 sq. feet)

Energy Efficiency Rating



Map Location



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