PAUL CARR Estate Agents Sales & Lettings

Streetly | 0121 353 6464 | Streetly@paulcarrestateagents.co.uk



Hollyhurst Road,
Sutton Coldfield, B73 6SZ

£400,000

Paul Carr Estate Agents are delighted to present this simply stunning, extended three bedroom semi detached home, situated on a highly sought after road. Ideally located, the property offers excellent access to the wide range of amenities in Streetly, Boldmere and Sutton Coldfield, including premium shopping, popular pubs and restaurants, and leisure facilities such as Boldmere Golf Course. Sutton Park, one of Europe's largest urban parks, is also just a short stroll away. The area is well served by highly regarded schools, and benefits from convenient transport links into Birmingham City Centre as well as easy access to the M6 motorway network.

The property itself has been thoughtfully extended and offers spacious, versatile accommodation throughout. Upon entering, you are welcomed by a porch leading into a hallway with stairs rising to the first floor and access to the main living spaces. There are two generous reception rooms, including a lounge to the rear with access through to a bright sun room, and a dining room featuring a bay window to the front. The kitchen is well equipped with a range of fitted units and integrated appliances, and leads through to a useful reception room/multi use room. Additional ground floor features include a utility area, guest cloakroom, and internal access to the garage.

Upstairs, the property offers three well proportioned bedrooms, including two spacious doubles, along with a family bathroom and a separate W.C., providing added convenience for family living.

Externally, the home boasts a block paved driveway to the front, offering ample off road parking for multiple vehicles, as well as access to the garage. To the rear, the beautifully landscaped garden is a standout feature, with a paved patio area leading onto well maintained lawns, gravel seating areas, and raised borders filled with established plants and shrubs. The garden also benefits from outdoor power and a water supply, making it ideal for both relaxing and entertaining.

This is a fantastic opportunity to acquire a beautifully presented home in a prime location, and early viewing is highly recommended to avoid disappointment.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D payable to Birmingham City Council.

Services Connected: Gas/Electric/Water/Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via Streetly@paulcarrestateagents.co.uk


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Accommodation

Entrance Porch 6' 7" x 6' 0" (max) (2.01m x 1.83m)

Entrance Hall 12' 4" x 5' 9" (3.76m x 1.75m)

Lounge 21' 4" x 10' 5" (6.50m x 3.17m)

Dining Room 13' 8" x 10' 5" (4.16m x 3.17m)

Kitchen 8' 9" x 9' 0" (2.66m x 2.74m)

Utility Room 8' 1" x 7' 5" (2.46m x 2.26m)

Reception Room 16' 2" x 8' 8" (4.92m x 2.64m)

Sun Room 8' 7" x 14' 0" (2.61m x 4.26m)

Ground Floor WC 5' 6" x 2' 6" (1.68m x 0.76m)

Garage 14' 7" x 11' 1" (4.44m x 3.38m)

First Floor Landing

Bedroom One 14' 7" x 10' 5" (4.44m x 3.17m)

Bedroom Two 14' 2" (into bay) x 10' 5" (4.31m x 3.17m)

Bedroom Three 8' 1" x 5' 9" (2.46m x 1.75m)

Bathroom 8' 4" x 5' 8" (2.54m x 1.73m)

WC 5' 1" x 2' 6" (1.55m x 0.76m)















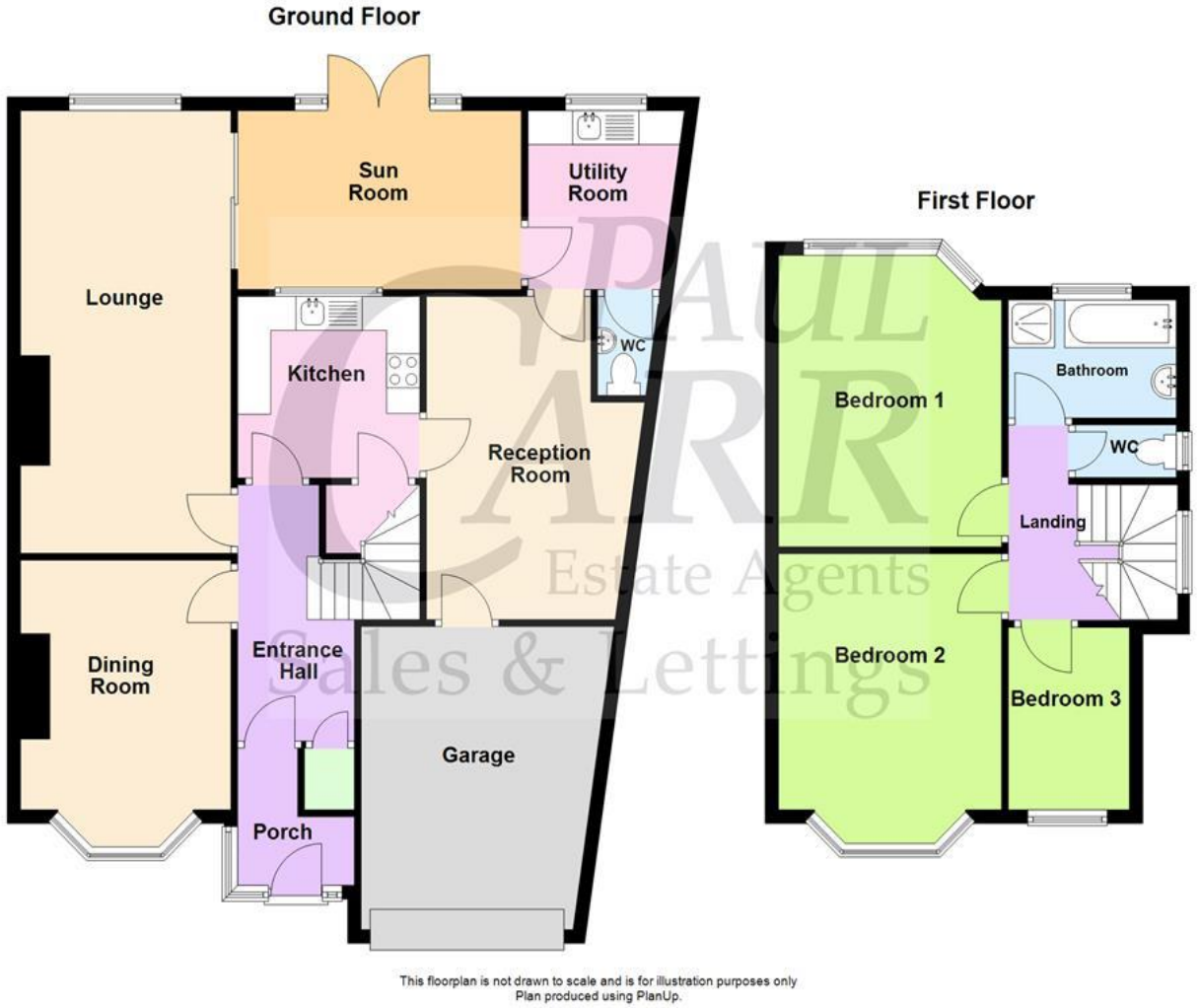




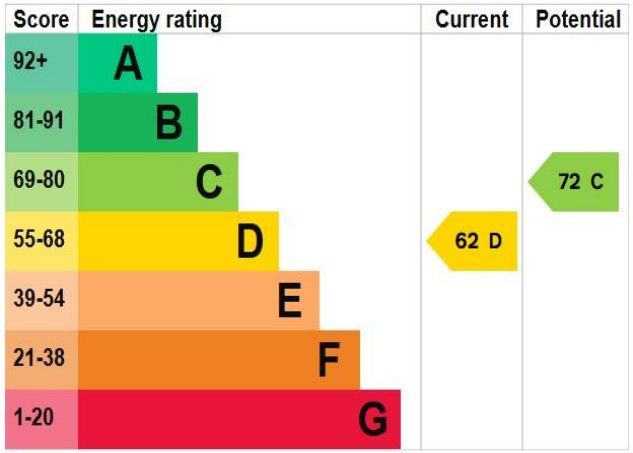


Floor Plan

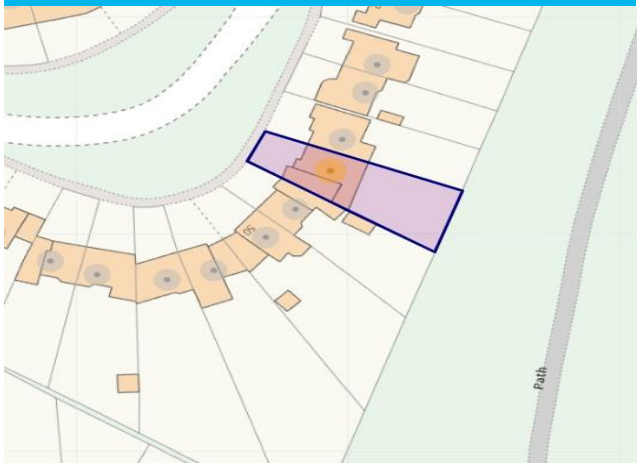
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating



Map Location











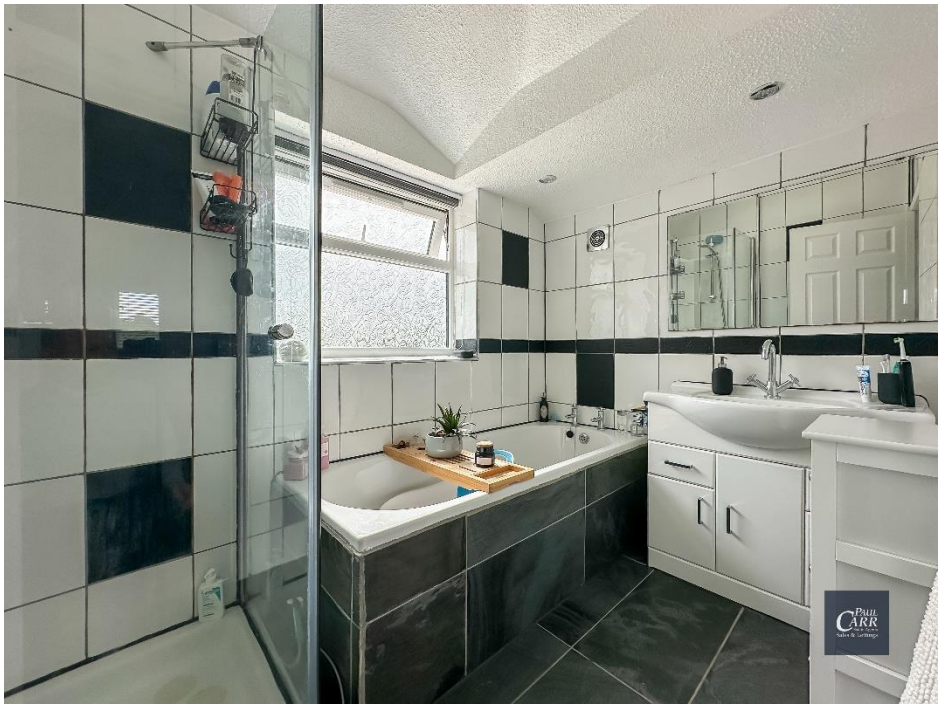






















Agent's Note:

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: 7th May 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 £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.