

for sale

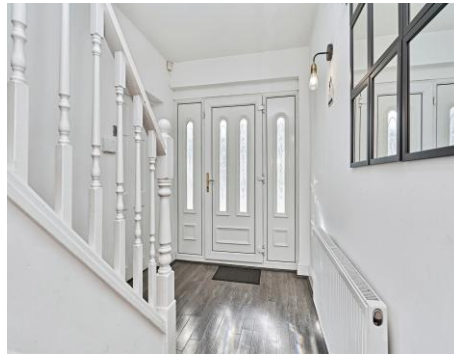
offers over **£375,000** Freehold

**Paul
Dubberley**



Hollyhedge Road West Bromwich B71 3BT

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Property Description

Situated in a sought-after residential area of West Bromwich, this well-presented three-bedroom semi-detached property on Hollyhedge Road offers an ideal family home with generous living space and excellent local amenities.

The property welcomes you with a bright and spacious entrance hallway leading to a comfortable lounge, perfect for relaxing or entertaining. To the rear, a modern kitchen/diner provides ample storage and workspace, with views over the garden and access to outdoor space—ideal for family meals and social gatherings.

Upstairs, the home boasts three well-proportioned bedrooms, including a spacious master bedroom, a second double bedroom, and a versatile third bedroom suitable as a nursery, office, or guest room. A contemporary family bathroom completes the first-floor accommodation.

Externally, the property benefits from a private rear garden, offering a fantastic space for outdoor living, gardening, or children's play. To the front, there is off-road parking and a well-maintained frontage adding to the home's kerb appeal.

Located within close proximity to reputable schools, local shops, and excellent transport links, this property is perfectly positioned for both families and commuters.

Entrance Porch

Having double glazed windows to both side and front elevations and door to rear giving access into entrance hall.

Entrance Hall

14' 8" x 6' 5" (4.47m x 1.96m)

Having double glazed door to front, alarm, laminate flooring and radiator.

Downstairs Wc

4' 6" x 2' 10" (1.37m x 0.86m)

Offering WC and basin.

Lounge/Diner

22' 2" x 14' 7" (6.76m x 4.45m)

Having double glazed bay window to front elevation, double doors to kitchen, tv point, telephone point and two central heating radiators.

Kitchen/Diner/Lounge

29' 7" x 16' 6" (9.02m x 5.03m)

Having double glazed patio doors to rear giving access to rear garden, sky lights, work surface with wall and base units, gas cooker and cooker hood, plumbing for washing machine, tv point and radiators.

Reception Room Two/ Bedroom 4

15' 1" x 7' 10" (4.60m x 2.39m)

Having laminate flooring, radiator and double glazed window to front.

Landing

8' 9" x 6' 11" (2.67m x 2.11m)

Having stairs from hall, double glazed window to side elevation, loft access and doors off to:

Bedroom One

11' 11" x 9' 10" to wardrobe (3.63m x 3.00m to wardrobe)

Having double glazed window to front elevation, fitted wardrobes and central heating radiator.

Bedroom Two

12' 4" x 9' 10" (3.76m x 3.00m)

Having double glazed window to rear elevation and central heating radiator.

Bedroom Three

8' 10" x 7' 5" (2.69m x 2.26m)

Having double glazed window to front elevation and central heating radiator.

Bathroom

8' 8" x 6' 11" (2.64m x 2.11m)

Having double glazed windows to both side and rear elevations, walk in shower, wash hand basin, full tiling, lower level wc, extractor fan and central heating boiler.

Loft Room

Having a sky light, laminate flooring and built in storage spaces, with pull down ladder to landing

Rear Garden

Large block paved patio and lawn, enclosed with timber fence surround.

Out Building

21' 10" x 12' 10" (6.65m x 3.91m)

Having double glazed door to front elevation, double glazed windows to front elevation and electrics









Total floor area 183.8 m² (1,979 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

**Paul
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EPC Rating: D Council Tax
Band: C

view this property online PaulDubberley.co.uk/Property/PWB104677

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