



Hollyfield Avenue

Solihull

- A Very Well Presented Four Bedroom Detached Family Home
- Two Reception Rooms & Open Plan Family Kitchen/Diner
- Modern Family Bathroom & En-Suite Shower Room
- Delightful Rear Garden, Garage & Driveway Parking

Offers Over £700,000

Current EPC Rating - C
Current Council Tax Band - F





Property Description

A very well presented & extended detached family home situated in a most sought after location. Offering accommodation comprising two spacious reception rooms, extended family kitchen/diner, utility room, guest W.C, four double bedrooms, re-fitted en-suite shower room, modern family bathroom, delightful private extensive rear garden, garage and driveway parking

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.



Rooms & Measurements

Sitting Room to Front 4.19m x 3.76m (13'9" x 12'4")

Extended Living Room to Rear 6.15m x 3.63m (20'2" x 11'11")

Extended Family Kitchen/Diner to Rear 5.77m max x 5.05m max (18'11" max x 16'7" max)

Utility Room 2.36m x 1.75m (7'9" x 5'9")

Bedroom One to Front 4.24m x 3.66m (13'11" x 12'0")

Re-Fitted En-Suite Shower Room

Bedroom Two to Rear 3.94m x 3.68m (12'11" x 12'1")

Bedroom Three to Rear 3.73m x 2.72m (12'3" x 8'11")

Bedroom Four to Front 3.73m x 2.67m (12'3" x 8'9")

Modern Four Piece Family Bathroom to Rear

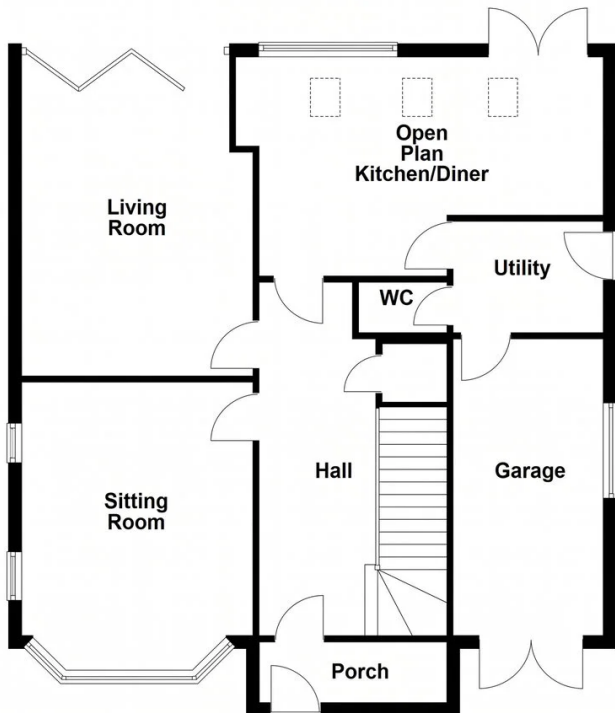
Garage 4.93m x 2.74m (16'2" x 9'0")

Tenure

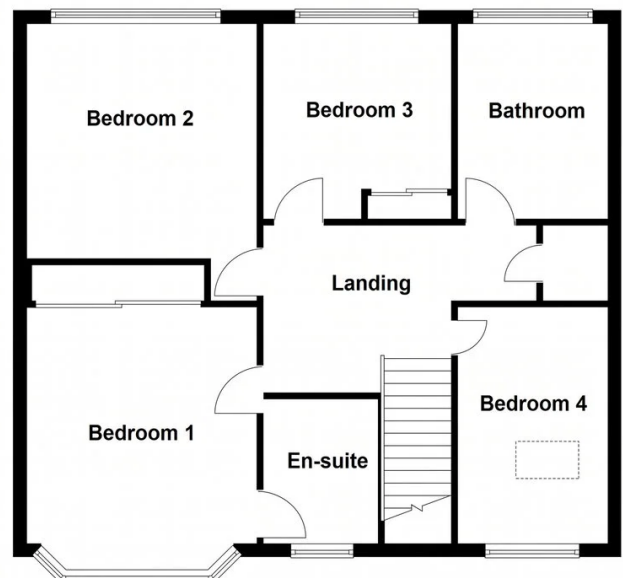
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – F



Ground Floor



First Floor



316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.