



Fox Hollies Road
Hall Green Birmingham

burchell
edwards

Fox Hollies Road Hall Green Birmingham B28 8RN

for sale offers over
£390,000



Property Description

Discover the perfect blend of space, comfort, and convenience in this exceptional 3-bedroom property, designed with family living in mind. The home features two generously sized reception rooms, offering versatile spaces for both formal entertaining and relaxed family time.

Step outside to enjoy the benefits of a private driveway and a beautifully maintained garden, providing a safe and enjoyable environment for children to play or for hosting outdoor gatherings.

Located in a highly desirable area, this property is ideally situated within easy reach of top-rated schools, a wide array of shops, and excellent transport links, ensuring a seamless lifestyle for the whole family. This is more than just a house; it's a place to create lasting memories. Schedule your viewing today!

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Entrance Porch

French doors to front elevation and tiled flooring.

Entrance Hallway

Door to front elevation with stained glass window and central heating radiator.

Lounge

15' 7" into bay x 12' 6" into recess (4.75m into bay x 3.81m into recess)

Double glazed bay window to front elevation, gas fire place, central heating radiator, wooden glass doors into dining room.

Dining Room

14' 8" into bay x 11' 8" (4.47m into bay x 3.56m)
Double glazed window to rear elevation, central heating radiator and electric fire place.

Kitchen

8' 6" x 8' 7" (2.59m x 2.62m)
a range of wall and base units with work surface over incorporating a sink with drainer unit, gas cooker, central heating radiator, tiling to splash prone areas, space for appliances.

Utility Room

.30' 2" x 6' 6" (9.19m x 1.98m)
Side access, space and plumbing for washing machine, tiled floorin, central heating boiler housed.

Landing

Stained glass window to side elevation and all doors off.

Bedroom One

15' 3" into bay x 10' 8" into recess (4.65m into bay x 3.25m into recess)
Double glazed bay window to front elevation and central heating radiator.

Bedroom Two

10' 6" x 7' 9" (3.20m x 2.36m)
Double glazed window to front elevation and central heating radiator.

Bedroom Three

14' 8" to bay x 11' 10" into recess (4.47m to bay x 3.61m into recess)
Double glazed bay window to rear elevation and central heating radiator.

Bathroom

Double glazed window to rear elevation, wash hand basin, W.C, bath, spotlights and tiling to splash prone areas.

Separate Toilet

W.C.

Front Garden

Block paved driveway providing off road parking.

Rear Garden

Patio area, laid to lawn and outside tap.

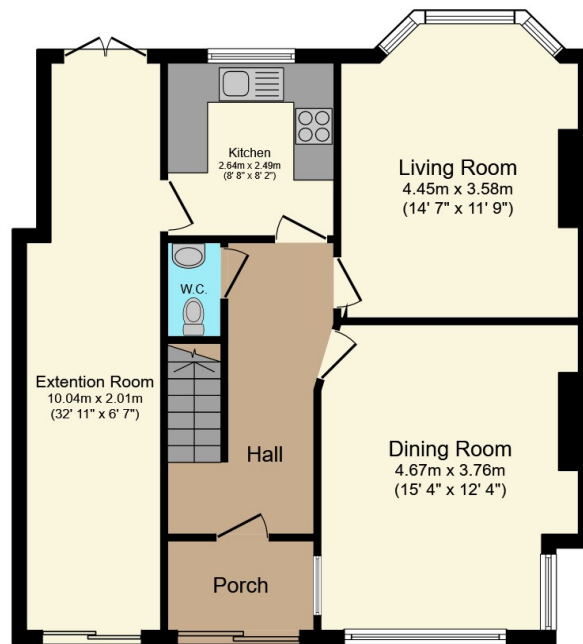
Agent Note

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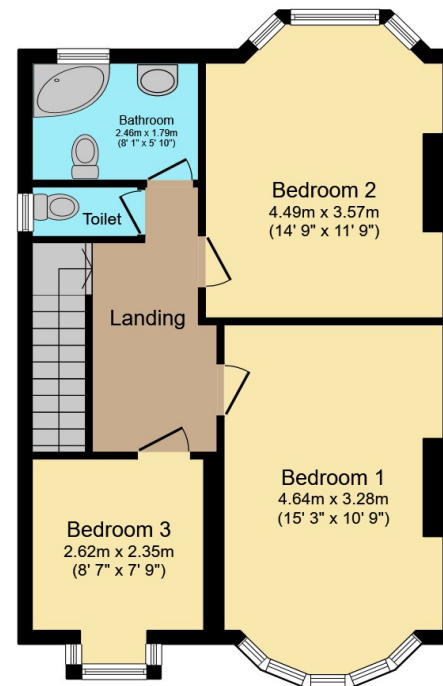








Ground Floor



First Floor

Total floor area 127.2 m² (1,370 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



To view this property please contact Burchell Edwards on

T 0121 733 3553
E shirley@burchelledwards.co.uk

183 Stratford Road Shirley
 SOLIHULL B90 3AU

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHI208854



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