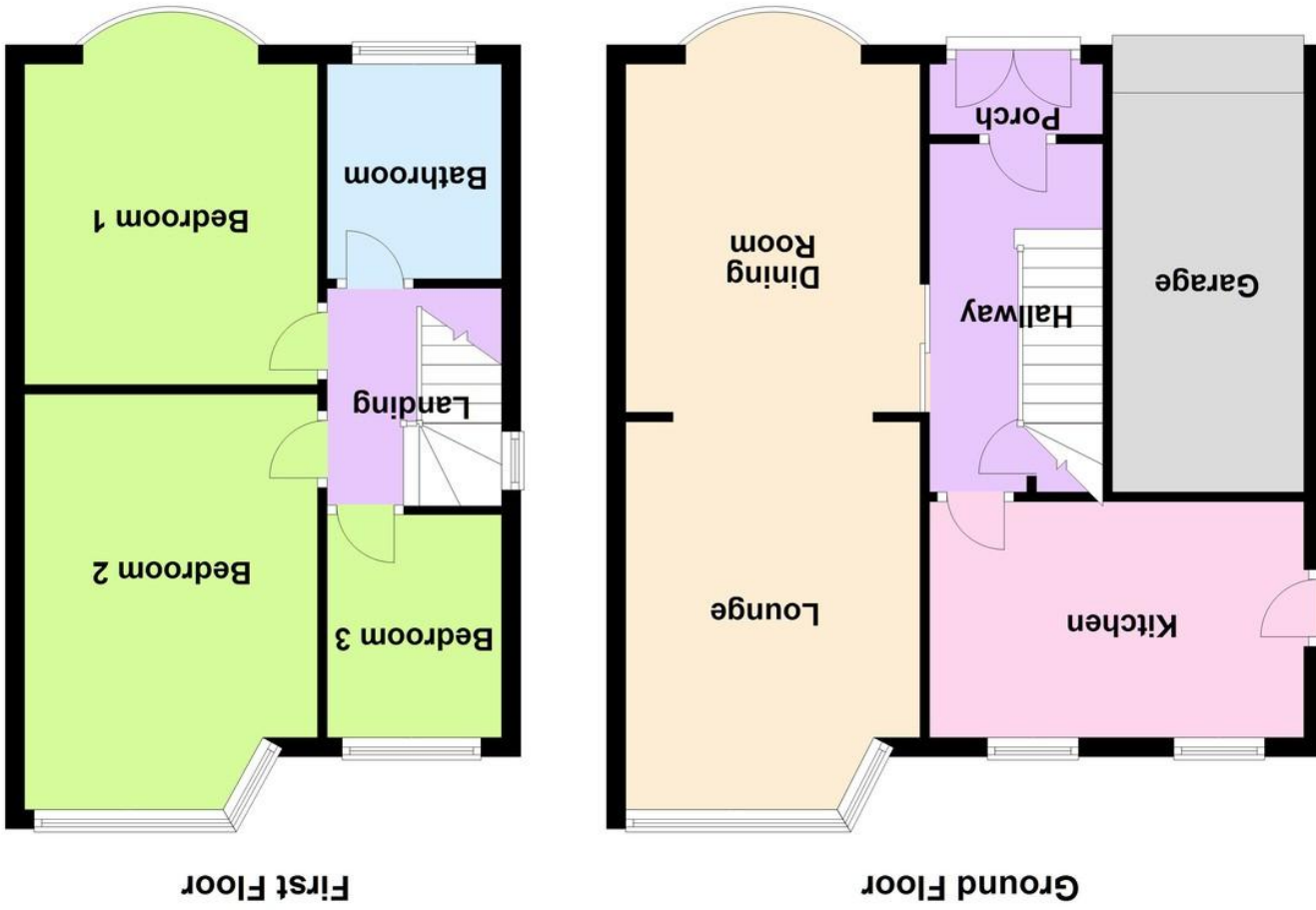


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



LEGAL READY

"How does this help me?"

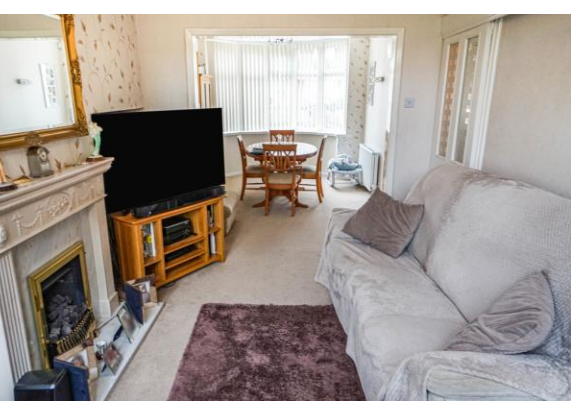
The motivated vendor of this property has required their solicitor with all the paperwork to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Solicitor or License Conveor.

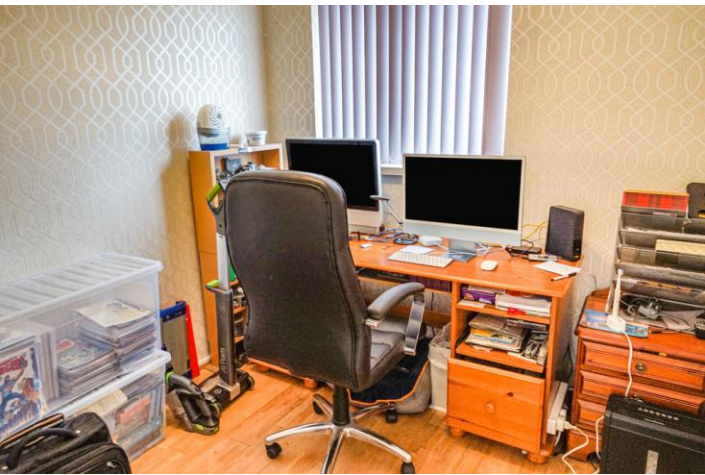


Walmley | 0121 313 1991



- A WELL PRESENTED TRADITIONAL SEMI
- POPULAR CUL-DE-SAC LOCATION
- THROUGH LOUNGE/DINING ROOM
- EXTENDED KITCHEN
- THREE BEDROOMS
- GARAGE AND MULTI VEHICLE DRIVEWAY

Hollydale Road, Erdington, Birmingham, B24 9LR | £250,000



Property Description

SCOPE AND POTENTIAL TO EXTEND - This well presented traditional semi detached house occupying a corner position in this popular Cul-de-sac location close to amenities including local schools and shops with public transport on hand and transport links providing easy access into Birmingham City Centre and motorway connections.

The accommodation briefly comprises: - Entrance porch, reception hallway, through lounge/diner, extended kitchen, landing, three good sized bedrooms and family bathroom. Outside to the front the is set back behind a multi vehicle driveway giving access to the garage and to the rear is a private enclosed rear garden. Early internal viewing of this property is highly recommended and in more detail the property comprises:

ACCOMMODATION To the front the property occupies a sweeping corner position set back behind a walled lawn garden with multi vehicle block paved driveway with access to the garage.

ENCLOSED PORCH Being approached via glazed double doors with meter cupboard and tiled floor.

RECEPTION HALLWAY Approached via leaded glazed reception door with matching side screen, staircase off to first floor accommodation, useful under stairs storage cupboard, radiator and doors off to all rooms.

THROUGH LOUNGE DINING ROOM Dining Area 13' 5" into bay x 10' 1" (4.09m x 3.07m) With walk-in double glazed bay window to front, chimney breast, radiator and square archway through to lounge.

Lounge 13' 5" into bay x 10' 1" (4.09m x 3.07m) The focal point of the room is a feature fire place with surround and hearth, radiator, coving to ceiling and double glazed French doors with matching side screens giving access out to rear garden.

EXTENDED KITCHEN 12' 10" x 8' (3.91m x 2.44m) Having a modern range of high gloss wall and base units with worktop surfaces over incorporating inset one and a half bowl sink unit with chrome mixer tap and tiled splash back surrounds, space and plumbing for cooker, space and plumbing for washing machine, space for fridge freezer, wall mounted gas central heating boiler, two double glazed windows to rear and double glazed door giving access to rear garden.

LANDING Being approached via turning staircase with balustrade passing opaque double glazed window to side, access to loft and doors off to bedrooms and bathroom.

BEDROOM ONE 13' 8" into bay x 8' 5" to wardrobes (4.17m x 2.57m) Having a range of built-in wardrobes with sliding doors, shelving and hanging rail, radiator and walk-in double glazed bay window to front.

BEDROOM TWO 13' 4" into bay x 10' max (4.06m x 3.05m) Having built-in wardrobes with mirror sliding doors, radiator and double glazed window to rear elevation.

BEDROOM THREE 7' 10" x 7' 8" (2.39m x 2.34m) With double glazed window to rear, laminate flooring and radiator.

BATHROOM Having a white suite comprising panelled bath with fitted shower screen and shower over, pedestal wash hand basin, low flush WC, opaque double glazed window to rear and radiator.

GARAGE 15' 8" x 9' 7" (4.78m x 2.92m) With double opening doors to front, light and power and window to side.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE To the rear there is a private enclosed low maintenance rear garden with raised paved patio with steps down to astro turfed low maintenance lawn with planted borders, fencing to perimeter, pathway extends round to the side of the property with brick built garden store with gated access to front and green house.

Council Tax Band C - Birmingham City Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.