

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



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 Conveyor.



Walmley | 0121 313 1991



- A WELL PRESENTED MODERN STYLE END OF TERRACED PROPERTY
- SUPERB OPEN PLAN LOUNGE/DINING/FITTED KITCHEN
- THREE GOOD SIZED BEDROOMS - MASTER EN-SUITE
- WELL APPOINTED FAMILY BATHROOM
- GOOD SIZED WELL MAINTAINED PRIVATE REAR GARDEN
- GARAGE AND DRIVEWAY



29 Hollingberry Lane, Newhall, Sutton Coldfield, B76 1SP

£335,000





## Property Description

**SOUGHT AFTER CUL DE SAC LOCATION.** This modern style three bedroom end of terrace occupies this sought after cul de sac location, close to amenities, including local schools and shops, with public transport on hand and transport links providing easy access into Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The accommodation in brief comprises, welcoming reception hallway, a superb open plan fitted kitchen/lounge/dining room, guest cloakroom, landing, three good sized bedrooms, with master being en suite and well appointed family bathroom. Outside to the front the property occupies a popular residential location set back behind a neat lawned fore garden and driveway providing off road parking, with access to the garage. To the rear there is a pleasant well maintained private enclosed garden. Early viewing of this property is recommended, which is available with no upward chain.

Outside to the front the property is set back behind a neat lawned for garden with pathway and gated access to rear, driveway providing parking and access to the garage.

### CANOPY PORCH

**RECEPTION HALLWAY** Approached by a double glazed entrance door with laminate flooring and stairs off to first floor accommodation, radiator and door through to open plan lounge/kitchen/dining room.

**OPEN PLAN LOUNGE/KITCHEN/DINING ROOM** 22' 4" x 9' 9" (6.81m x 2.97m)

**LOUNGE/DINING AREA** Being a dual aspect room with double glazed window to front, double glazed bay window to rear, two radiators, laminate flooring continuing through to kitchen area, useful under stairs storage cupboard.

**KITCHEN AREA** Having a matching range of wall and base units with work top surfaces over, incorporating inset stainless steel sink unit with mixer tap and side drainer, with tiled splash back surrounds, fitted gas hob with electric cooker beneath, space and plumbing for dish washer and further appliance, double glazed window to rear, double glazed door giving access to rear garden, pedestrian access door through to garage, radiator and door to guest cloakroom.

**GUEST CLOAKROOM** Having a whites suite comprising low flush WC, wash hand basin with tiled splash back surrounds, opaque double glazed window to rear, radiator and laminate flooring.

**FIRST FLOOR LANDING** Having staircase flowing form reception hallway, having airing cupboard hot water cylinder, access to loft and doors off to bedrooms and bathroom.

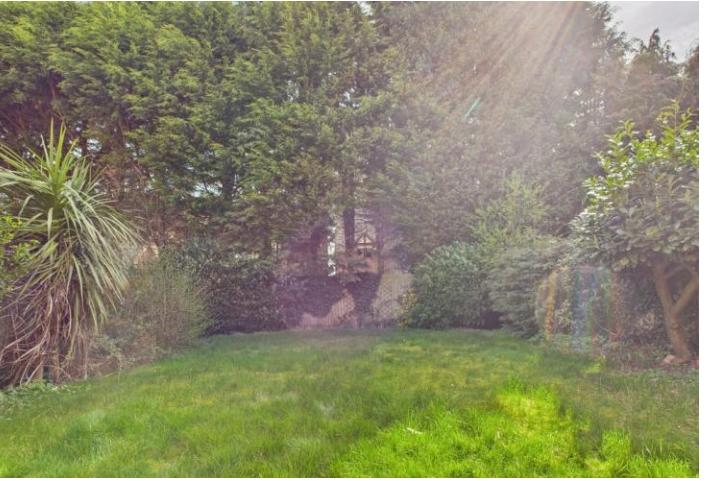
**MASTER BEDROOM** 10' 7" x 9' 10" (3.23m x 3m) Having double glazed bay window to front, radiator, dressing area with two double wardrobes to side with shelving and hanging rail, mirror fronted doors and door leading through to en suite.

**EN SUITE SHOWER ROOM** Comprising pedestal wash hand basin, low flush WC, part tiling to walls, fully tiled enclosed shower cubicle with mains fed shower over, useful built in storage cupboard, radiator, extractor and opaque double glazed window to front elevation.

**BEDROOM TWO** 9' 4" x 7' 9" (2.84m x 2.36m) Double glazed window to rear elevation, radiator.

**BEDROOM THREE** 9' 8" x 3' 0" (2.95m x 0.91m) Having a range of built in double wardrobes, radiator and double glazed window to rear elevation.

**OUTSIDE** To the rear there is a pleasant well maintained, enclosed garden, laid mainly to lawn with paved patio, fencing and hedgerow to perimeter and pathway with gated access to front.



**GARAGE** 16' 6" x 8' 0" (5.03m x 2.44m) With up and over door to front, light and power and pedestrian door to kitchen.

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice and data likely availability for Three limited availability for EE, O2 & Vodafone

Broadband coverage -  
Broadband Type = Standard Highest available download speed 11 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 60 Mbps. Highest available upload speed 18 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area:- Virgin Media & Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

**BUYERS COMPLIANCE ADMINISTRATION FEE:** in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

**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. 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

**WANT TO SELL YOUR OWN PROPERTY?**  
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