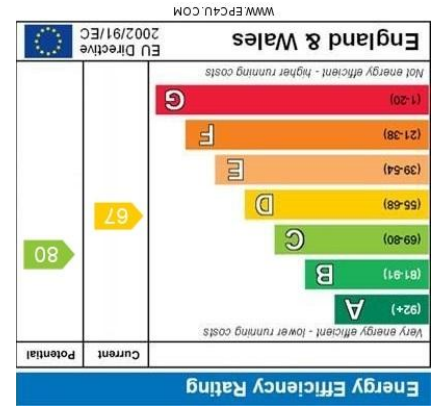


NOT TO SCALE: THIS IS AN APPROXIMATE  
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 CHARMING THREE BEDROOM TRADITIONAL DETACHED
- OFFERING ENORMOUS POTENTIAL TO TRANSFORM INTO A STUNNING FAMILY HOME
- TWO RECEPTION ROOMS
- OPEN PLAN KITCHEN WITH UTILITY ROOM OFF
- THREE BEDROOMS
- FAMILY BATHROOM

Hollyfield Drive, Sutton Coldfield, B75 7SF

Offers In Excess Of  
£450,000



## Property Description

We are delighted to bring to market this traditional style three bedroom detached family home offering enormous potential to be transformed into a stunning family home.

The spacious accommodation briefly comprises:- Entrance porch leading to the welcoming reception hallway with the guest cloakroom off. The open-plan kitchen serves as a great social hub, perfect for family gatherings or entertaining guests. In addition, the property has two reception rooms and a superb conservatory offering ample space for relaxation or other activities. To the first floor is a beautiful galleried landing, three bedrooms and bathroom ideal for a growing family.

Outside to the front the property occupies a large corner plot offering great scope and potential to extend the property to one's own specification. The multi vehicle in and out driveway provides ample off road parking giving access to the garage, which can be used for secure parking or additional storage.

The wrap around garden adds to the charm of the property, providing an ideal space for outdoor entertainment or relaxation.

The location of the property is truly enviable, with excellent public transport links that ensure commutes are hassle-free. Families will appreciate the proximity to local schools, making the morning routine that much easier. Local amenities are within easy reach, adding to the convenience of living here.

For those who love the outdoors, there are plenty of green spaces, nearby parks, walking routes, and cycling routes. The quiet nature of the neighbourhood makes for a peaceful living environment, allowing residents to enjoy the benefits of suburban living while still being well-connected.

Outside to the front the property occupies a large sweeping corner plot set behind an in and out driveway, providing ample multi vehicle off road parking, access to the garage, neat lawned garden with a variety of shrubs and trees and pathway with gated access to rear.

**ENCLOSED PORCH** Being approached by a double glazed entrance door with matching side screens, quarry tiled floor.

**WELCOMING RECEPTION HALLWAY** Being approached by an opaque glazed reception door with useful built in cloaks/storage cupboard, radiator, spindle turning staircase leading to galleried landing with useful under stairs storage cupboard and doors leading off to lounge, breakfast kitchen and guest cloakroom.

**GUEST CLOAKROOM** Having been refitted with a white suite comprising vanity wash hand basin with chrome mixer taps and cupboards beneath, part tiling to walls, low flush WC, tiled floor, radiator, extractor and double glazed window to front elevation.

**FAMILY LOUNGE** 14' 04" x 12' 09" (4.37m x 3.89m) Focal point to room is a feature brick fire place with surround and raised tiled hearth with inset, double glazed window to rear, two glazed windows to front elevation, and opening through to dining room.

**DINING ROOM** 10' 02" x 10' 04" (3.1m x 3.15m) Having parquet wooden flooring, radiator, space for dining table and chairs, double glazed window to rear, kitchen/breakfast room having sliding patio doors through to conservatory and walk way through to ground floor bedroom/study/sitting room.

**CONSERVATORY** 13' 02" x 9' 07" (4.01m x 2.92m) Being of part brick construction, with double glazed window to side and rear elevation, tiled floor, poly carbonated roof, glazed door giving access out to rear garden and useful walk in storage cupboard.

**MULTI FUNCTIONAL GROUND FLOOR/STUDY** 12' 03" x 9' 10" (3.73m x 3m) Being a dual aspect room with double glazed windows to front and rear elevation, radiator and useful built in storage cupboards.

**EXTENDED KITCHEN/BREAKFAST ROOM** 14' 01" max x 13' 06" max x 10' 09" min (4.29m x 4.11m) Having a matching range of wall and base units with work top surfaces over, incorporating inset one and a half bowl sink unit, with side drainer and mixer tap, with tiled splash back surrounds, fitted hob, built in double oven one of which acts as a grill as well, fitted breakfast bar with cupboards beneath, space for fridge, further space for freezer, useful built in storage cupboard, radiator, double glazed windows to side and rear elevation and door through to utility.

**UTILITY ROOM** 7' 02" x 5' 01" (2.18m x 1.55m) Having space and plumbing for washing machine and tumble dryer, built in sink unit, quarry tiled floor, opaque double glazed window to rear elevation giving access out to rear garden and opening through to garage.



**GARAGE** 15' 10" x 8' 06" (4.83m x 2.59m) With double timber opening doors to front, light and power, opaque glazed window to side, useful built in under stairs storage and opening through to utility room. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**GALLERIED LANDING** Approached by a spindle turning stair case passing opaque double glazed to side elevation, useful built in storage, coving to ceiling, radiator and further cupboard housing gas central heating boiler, access to loft and doors off to bedrooms and bathroom.

**BEDROOM ONE** 16' 00" x 10' 04" (4.88m x 3.15m) Being dual aspect bedroom with double glazed windows to side and rear elevation, having a range of built in fitted bedroom furniture, comprising chest of drawers, dressing table, bedside cabinets, coving to ceiling, built in wardrobes, seating and vanity unit.

**BEDROOM TWO** 12' 09" x 8' 10" (3.89m x 2.69m) Having a range of built in wardrobes, radiator and two double glazed windows to rear elevation.

**BEDROOM THREE** 9' 10" x 6' 11" (3m x 2.11m) With double glazed window to front elevation, radiator.

**FAMILY SHOWER ROOM** Having a suite comprising a vanity wash hand basin with cupboards beneath, low flush WC, walk in double shower cubicle with mains fed shower over, part tiling to walls, chrome ladder heated towel rail and opaque double glazed windows to side and rear elevation.



Council Tax Band F Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

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

Broadband coverage -

Broadband Type = Standard Highest available download speed 17 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 74 Mbps. Highest available upload speed 20 Mbps.

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

Networks in your area - Openreach & Virgin Media

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 discloses any material facts that may affect your decision to view or purchase the property. This document will be available on request.

**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.

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