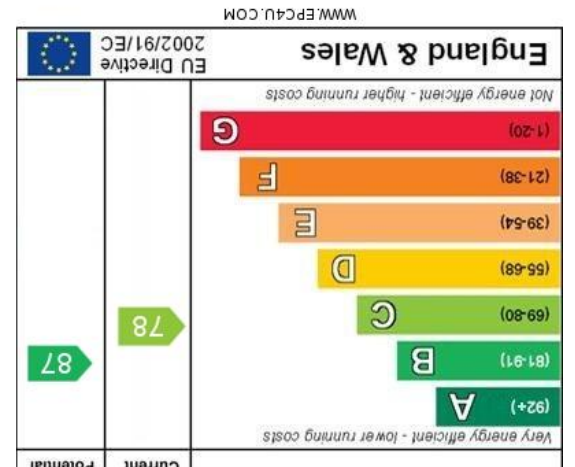


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 MODERN STYLE EXECUTIVE STYLE DETACHED FAMILY HOME SET ON AN EXCLUSIVE GATED DEVELOPMENT
- ATTRACTIVE LOUNGE AND SEPARATE DINING ROOM
- MODERN COMPREHENSIVELY FITTED KITCHEN /BREAKFAST ROOM
- SUPERB CONSERVATORY
- THREE EXCELLENT SIZED BEDROOMS - MASTER EN-SUITE



7 Hollyfield Court, Sutton Coldfield, B75 7QE

Offers In Excess Of
 £450,000



Property Description

SELECT GATED DEVELOPMENT - This immaculately presented executive style modern detached house, occupies this select gated development within this popular residential location. Located with easy access to public transport links, local amenities and nearby schools, this house offers not just a home, but a community. The proximity to nearby parks also provides a great opportunity for leisurely walks and outdoor activities.

The property exudes an aura of sophistication and comfort, making it an ideal home for families or couples and briefly comprises: enclosed porch and a welcoming reception hallway with the guest cloak off. The house boasts comprehensively fitted kitchen breakfast refurbished and fitted with a kitchen breakfast room providing a warm and welcoming heart to the home. There is an attractive well-designed family lounge double intercommunicating through the dining rooms with the superb conservatory off, offering a calming garden view, perfect for unwinding and entertaining guests with. To the first floor is an impressive gallery landing with three double bedrooms, one of which comes with an en-suite and dressing area providing you with the space and privacy you deserve. The family bathroom guarantees a luxurious experience with its modern fittings.

Outside the property is set with an exclusive gated development set back behind a driveway providing access to the garage/garden store. To the rear is a beautifully designed low maintenance South facing rear garden.

The property comes with unique features such as a garage and parking facilities, making it a convenience for residents. The addition of solar panels is a testament to the house's eco-friendly design and will certainly be a cost-effective feature in the long run.

This house, with its perfect blend of comfort, style and location, is a great investment opportunity. It offers the perfect setting for a home that you can truly call your own. Don't miss out on this exquisite property. Arrange a viewing today.

Outside to the front the property is set back behind a private gated driveway and a multi-vehicle block paved driveway giving access to the storm porch/garage.

CANOPY PORCH Having an outside light, path and gated access to rear.

ENTRANCE PORCH Being approached via a double glazed entrance door, radiator, coving to ceiling, and glazed double doors leading through to reception hallway.

WELCOMING RECEPTION HALLWAY Approached by glazed double doors, with spindle staircase off to first floor accommodation, useful built-in storage cupboard and doors leading off to all rooms.

GUEST CLOAKROOM Being recently reappointed with a white suite comprising low level WC, vanity wash hand basin with chrome mixer tap, full complementary tiling to walls, down lighting, extractor and chrome ladder heated towel rail.

EXTENDED KITCHEN/BREAKFAST ROOM 13' 11" x 10' 10" (4.24m x 3.3m) Having been comprehensively refitted with a high gloss range of wall and base units with work top surfaces over, incorporating inset one and a half bowl sink unit with mixer tap and splash back surrounds, fitted Neff halogen hob with splash back and extractor set in canopy above, built in electric Neff oven and Neff plate warming drawer, integrated microwave, integral dish washer, integrated fridge, cupboard housing space and plumbing for washing machine (washing machine to remain) and gas central heating boiler, fitted breakfast bar, down lighting, double glazed window to front, opaque double glazed door giving access to side.

LIVING ROOM 13' 10" x 11' 03" (4.22m x 3.43m) Focal point to room is a feature fireplace with living flame gas fire, coving to ceiling, laminate flooring, radiator, walk in double glazed bay window overlooking the rear garden with double glazed French doors, glazed inter-communicating doors leading through to dining room.

DINING ROOM 12' 02" x 9' 07" (3.71m x 2.92m) Having space for dining table and chairs, laminate flooring, coving to ceiling, two vertical designer radiators, glazed double doors leading through to conservatory.

CONSERVATORY 12' 09" x 10' 09" (3.89m x 3.28m) Having double glazed windows to side and rear elevations, ceiling light/fan, double glazed French doors giving access to rear garden, two vertical pillar radiators.

GALLERIED LANDING Approached by a spindle turning staircase, passing double glazed window to side with access to loft via pull down ladder, airing cupboard housing pressurised hot water cylinder and doors off to bedrooms and bathroom.

MASTER BEDROOM 13' 0" x 10' 11" (3.96m x 3.33m) Having double glazed window to rear elevation, radiator, opening through to dressing area.

DRESSING AREA 7' 0" x 5' 7" (2.13m x 1.7m) Having a range of built-in wardrobes with shelving and hanging rail and doors leading through to en suite shower room.

EN SUITE SHOWER ROOM 9' 01" x 4' 09" (2.77m x 1.45m) Being luxuriously refitted with a four piece suite, comprising low level floating WC, bidet, vanity wash hand basin with chrome mixer tap with drawers beneath,



full complementary tiling to walls and floors, walk in double fully tiled shower cubicle with mains rain water shower over and further shower, extractor, down lighting, ladder heated towel rail and opaque double glazed window to rear elevation.

BEDROOM TWO 12' 09" x 10' 05" (3.89m x 3.18m) Having built in double wardrobe, radiator and double glazed window to front elevation.

BEDROOM THREE 11' 05" x 8' 09" (3.48m x 2.67m) Having built in double wardrobe, laminate flooring, radiator and double glazed window to front elevation.

FAMILY BATHROOM Having white suite comprising panelled bath with fixed mains fed shower over, fitted shower screen, pedestal wash hand basin, low flush WC, part tiling to walls, extractor, ladder heated towel rail and opaque double glazed window to side elevation.

OUTSIDE To the rear there is a landscaped low maintenance well presented garden, with paved patio, pathway and gated access to front, steps leading down to decked seating area, a variety of shrubs and trees, fencing to perimeter, security light and cold water tap. The property has 15 solar panels on the roof.

GARAGE/STORE 16' 08" max 12' 08" min x 8' 03" (5.08m x 2.51m) Having automatic up and over roller shutter doors to front, light and power, pedestrian access door to the side. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

AGENTS NOTE The property has solar panels on the roof of the property to the rear, the vendors advise us that they have been leased from for 25 years until 2040. Therefore any potential buyers must check with their mortgage provider if they will still lend on the property.

Council Tax Band F 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 15 Mbps. Highest available upload speed 1 Mbps.
 Broadband Type = Superfast Highest available download speed 67 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 - 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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