

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



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 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

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

Signed ..... Date .....



- A WELL PRESENTED EXTENDED TRADITIONAL SEMI DETACHED HOUSE
- ATTRACTIVE LOUNGE & SEPARATE DINING ROOM
- SUPERBLY EXTENDED OPEN PLAN KITCHEN/DINER
- THREE BEDROOMS
- WELL MAINTAINED GOOD SIZED REAR GARDEN
- MULTIFUNCTIONAL GARDEN ROOM/GYM

25 Hollyfield Road, Sutton Coldfield, B75 7SN

£450,000

## Property Description

\*\*\* DRAFT DETAILS - AWAITING VENDOR APPROVAL \*\*\*

**REFURBISHED TO A HIGH SPECIFICATION THROUGHOUT** - This immaculate semi-detached house for sale, offering an exemplary standard of living and convenience. The property has been extended and undergone many cosmetic improvements throughout, enhancing its appeal and value. The house boasts a modern, open-plan kitchen/diner/family room, complete with a kitchen island, modern appliances, quartz countertops and has been recently refurbished to a high standard.

The property provides ample living space with two separate reception rooms. Front reception room is a separate, cosy area, ideal for tranquil relaxation. Rear reception room offers a delightful garden view and direct access to a beautifully maintained garden, perfect for enjoying summer days and outdoor dining.

The accommodation comprises three tastefully decorated bedrooms. Two bedrooms are spacious doubles, providing plenty of room for storage and relaxation. The third bedroom is a comfortable single room, ideal for guests or as a home office. The property features a well appointed family bathroom, complete with a separate shower, offering a touch of luxury and rejuvenation.

Outside to the front the property is set well back from the road providing multi vehicle off road parking with access to the garage in this sought-after area. To the rear is a good sized well maintained rear garden which houses a multi functional garden room ideal as been used as a gym/cinema room..

The location is superb, with excellent public transport links, nearby schools, local amenities, and parks. The property is ideally suited for families and couples who value comfort, convenience, and modern living.

Take the opportunity to view this stunning semi-detached house, a true gem in the heart of the community

**OUTSIDE** The front of the property is set back from the road behind a multiple vehicle gravelled driveway and neat lawned fore-garden with wall and fencing to perimeter, driveway gives access to the garage/garden store part converted, gated access to the rear.

**STORM PORCH** With quarry tiled floor.

**WELCOMING RECEPTION HALLWAY** Being approached via composite double glazed leaded effect entrance door with opaque double glazed side screen with wood flooring, spindled staircase leading to first floor accommodation with useful under stairs storage cupboard and doors leading off to:-

**RECEPTION ROOM 16' 7" into bay x 11' 9"** (5.05m x 3.58m) Focal point of the room is a chimney breast with feature beam across, coving to ceiling, two radiators and walk-in double glazed bay window.

**RECEPTION ROOM 13' 1" x 11' 10"** (3.99m x 3.61m) Focal point of the room is a feature chimney breast with fireplace with feature beam across, radiator and double glazed French doors with matching side screens leading to rear garden.

**EXTENDED OPEN PLAN KITCHEN DINER 19' 4" max x 15' 10" max** (5.89m x 4.83m) Having been refitted with comprehensive bespoke range of wall and base units with Quartz worktop surfaces over, space for range cooker with extractor hood over, central island with inset one and a half bowl sink unit with mixer tap, cupboards beneath with space and plumbing for dishwasher, drawers beneath, laminate flooring, down-lighting, feature roof lantern, double glazed bi-folding doors giving access out to rear garden, feature vertical designer radiator and further designer radiator, double glazed window to side and glazed door through to utility.

**UTILITY ROOM 10' 8" max 5' 10" min x 8' 10" max** (3.25m x 2.69m) Having a matching range of wall and base units with work top surfaces over incorporating space and plumbing for washing machine and further appliances beneath, wall mounted gas central heating boiler, tiled floor, down-lighting, radiator, double glazed door giving access to side and door through to:-

**GUEST CLOAKROOM** Having a white suite comprising wash hand basin with mixer tap, splash back, low flush wc, tiled flooring, down-lighting.

**FIRST FLOOR LANDING** Approached via spindled turning staircase, double glazed window to side, access to loft and doors off to bedrooms and bathroom.

**BEDROOM ONE 13' 5" x 12' 0"** (4.09m x 3.66m) Double glazed window to front, radiator.

**BEDROOM TWO 13' 1" x 11' 10"** (3.99m x 3.61m) With double glazed window overlooking rear garden, radiator.

**BEDROOM THREE 9' 6" x 6' 11"** (2.9m x 2.11m) With double glazed window to front, radiator.

**FAMILY BATHROOM** Being re-appointed with white suite comprising double ended paneled bath with mixer tap, with retractable shower, pedestal wash hand basin, mixer tap, low flush wc, full complementary tiling to walls and flooring, fully tiled enclosed double shower cubicle with mains rainwater shower over, down-lighting, extractor, chrome heated towel rail, opaque double glazed window to side.

**OUTSIDE TO THE REAR** A good sized westerly facing landscaped private rear garden with full width paved patio, with external lighting, cold water tap and power sockets, neat lawned gardens with shrubs and trees, fencing to perimeter, shingled pathway with gated access to front, timber framed garden shed. To the bottom of the garden is a multi-functional timber framed cabin / office / cinema room, 15' 9" max 12' 5" min x 18' 4" max 8' 1" min, having light and power, window to front and side elevation.

**GARDEN STORE 8' 10" x 6' 3"** (2.69m x 1.91m) Having light and power, double timber opening doors to front.

Council Tax Band D - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 77 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 - Openread, 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 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.

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