



Hollyfield Road South,  
Sutton Coldfield, B76 1NX

**£595,000**



## Sutton Coldfield

£595,000

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A detached property on the market for the first time in over 50 years, situated in a highly popular location on a great sized plot with potential for further development.

Internal inspection reveals a porch, hallway, dining room, living room, kitchen and a downstairs W.C.

Stairs lead from the reception hall to the first-floor landing where there are five good sized bedrooms, a bathroom and separate shower room.

To the rear of the property is a large garden with patio area and to the fore there is a driveway providing ample off-road parking.

Varied shops and amenities are available nearby along with schools for all ages and transport links including access to the Midlands motorway networks and public transport services.







## Property Specification

The property briefly comprises:

**Porch 2.77m (9'1") x 1.14m (3'9")**

**Hall 4.29m (14'1") x 2.13m (7')**

**Dining Room 3.50m (11'6") x 3.35m (11') max**

**Living Room 5.94m (19'6") x 3.30m (10'10")**

**Kitchen 5.00m (16'5") max x 2.13m (7')**

**WC 2.06m (6'9") x 1.07m (3'6")**

**Bedroom 1 5.79m (19') x 3.26m (10'8")**

**Bedroom 2 4.57m (15') x 4.09m (13'5")**

**Bedroom 3 4.52m (14'10") x 4.11m (13'6")**

**Bedroom 4 4.27m (14') max x 2.92m (9'7")**

**Bedroom 5 2.54m (8'4") max x 2.44m (8')**

**Bathroom 3.66m (12') x 2.44m (8') max**

**Garage 9.50m (31'2") x 4.09m (13'5") max**

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 8th March 2022

### Viewer's Note:

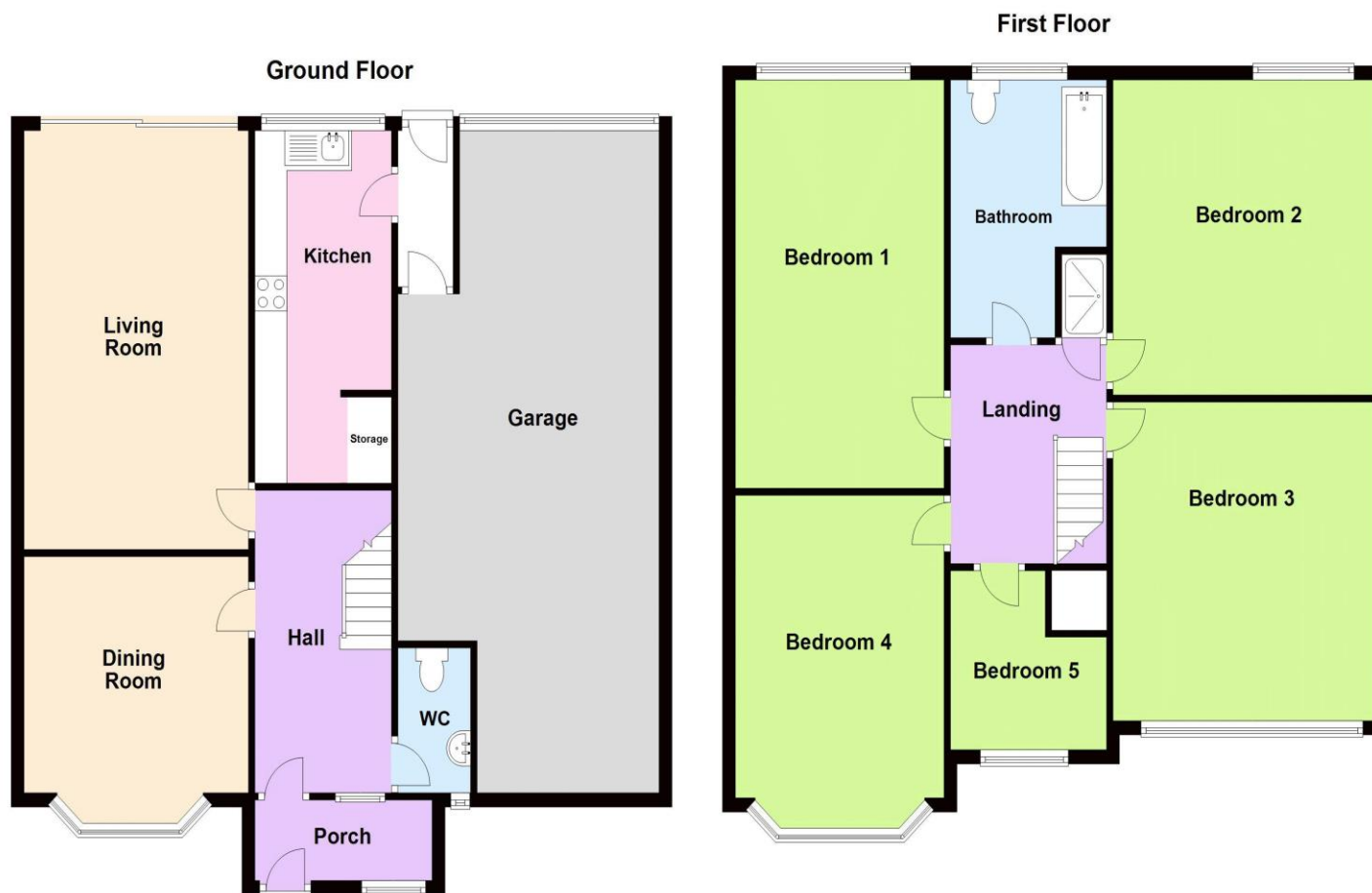
Services connected: Mains electricity, gas, water & drainage

Council tax band: E

Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Map Location

