



Hollydale Road, Erdington
Birmingham, B24 9LT

Offers in the Region Of £260,000

Erdington

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AVAILABLE WITH NO UPWARD CHAIN VACANT POSSESSION UPON COMPLETION - Maintained to a high standard throughout and offering tremendous potential for yet further re-interpretation, this delightful and extended three bedroom family home offers outstanding value for money and provides arterial transport access to all local amenities to include shops, stores, schools and rail connections to Birmingham and beyond.

Having fore garden with porch and then an entrance hallway leading off, give access via double glazed doors to a through lounge and sitting/dining area having magnificent views over the landscaped rear gardens.

An extended and fully fitted kitchen combines to create an ample family home with bright Easterly facing perspective and has a separate utility veranda leading off.

To the first floor are three good size bedrooms and a family bathroom with full suite.

Outside there is a Easterly facing rear garden which extends to incorporate a large lawned area with right of way access to the rear boundary and rear garage. The gardens are of particular note having been meticulously dressed by the current vendor and offer a tremendous family entertainment space.

Internal viewing is highly recommended to appreciate the scope and quality of the home on offer and is strictly by appointment via Paul Carr Erdington.



Property Specification

AVAILABLE WITH NO UPWARD CHAIN -
THIS IS AN OUTSTANDING OPPORTUNITY TO
ACQUIRE AN EXTENDED FAMILY HOME
WHICH BRIEFLY COMPRISES;

Porch

Entrance Hall

Lounge/Diner 7.16m (23'6") x 2.91m (9'7")

Kitchen 3.01m (9'11") x 1.81m (5'11")

Side Access 3.00m (9'10") x 1.35m (4'5")

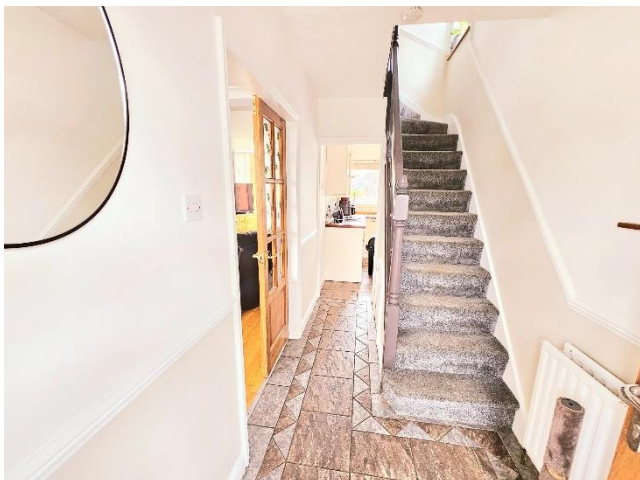
Landing

Bedroom 1 4.22m (13'10") x 2.76m (9'1")

Bedroom 2 4.22m (13'10") x 2.44m (8')

Bedroom 3 3.17m (10'5") x 1.81m (5'11")

Bathroom



Agent's Note:

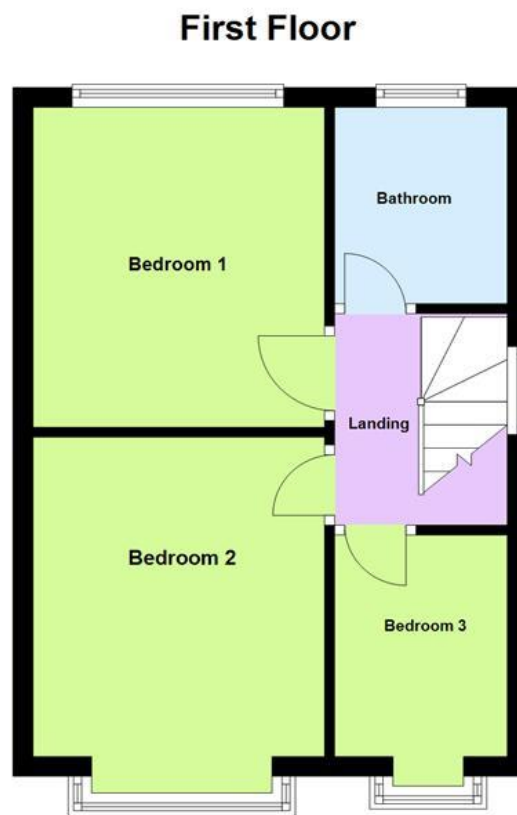
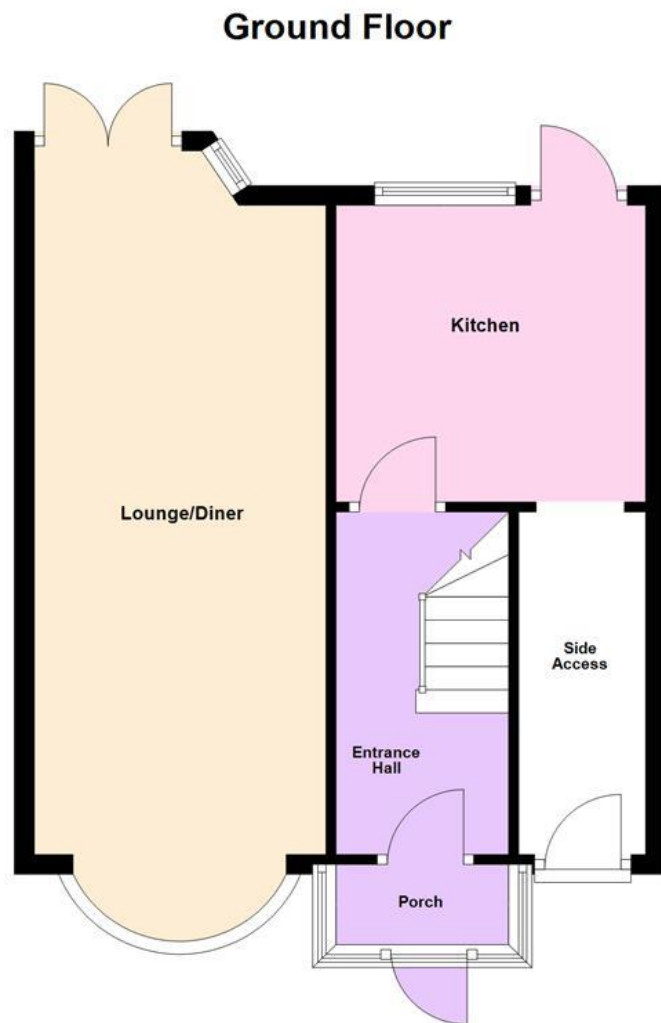
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 4th July 2024

Viewer's Note:

Services connected: Gas, electric, water and drainage
Council tax band: B
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

