



Hollydale Road, Erdington
Birmingham, B24 9LP

Offers in the Region Of £249,950

Erdington

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Offered for sale with NO UPWARD CHAIN this traditional Semi Detached residence demands viewing to fully appreciate the quality of the home on offer. Situated in a crescent forming an enlarged cul-de-sac off Holly Lane the property sits in a rarely available expansive plot and boasts potential for extension (subject to regulatory approval), as befits a home in continued family ownership for over sixty years residency.

Sure to delight any incoming buyers with the ability to therefore add yet more value and scope to this unique home this property is bound to create early attention.

Having a range of local amenities to include schools, shops and public transport routes the property briefly comprises;

* Porch * Entrance Hallway * Guest W.C. * Front Dining Room * Rear Lounge * Kitchen * Three Good Size Bedrooms * First Floor Bathroom * Off Road Parking to front driveway * Side Garage* Maintained front and rear Gardens * Outstanding Rear Views*

Viewing is strictly by appointment and via Paul Carr Erdington Office for proceedable purchasers only.





Property Specification

OFFERED FOR SALE WITH NO UPWARD CHAIN -
VACANT POSSESSION UPON COMPLETION -
EXCELLENT EXTENSION POTENTIAL (SUBJECT TO
REGULATORY APPROVAL)
BRIEFLY COMPRISING;

Porch

Entrance Hall

Reception Room 3.35m (11') x 3.04m (10')

Reception Room 3.93m (12'11") max x 3.04m (10')

Kitchen 2.37m (7'9") x 2.35m (7'9")

WC

Landing

Bedroom 1 3.35m (11') x 3.09m (10'2")

Bedroom 2 3.93m (12'11") max x 3.05m (10')

Bedroom 3 2.42m (7'11") x 2.41m (7'11")

Bathroom 2.33m (7'8") x 1.74m (5'9")

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: 18th August 2023

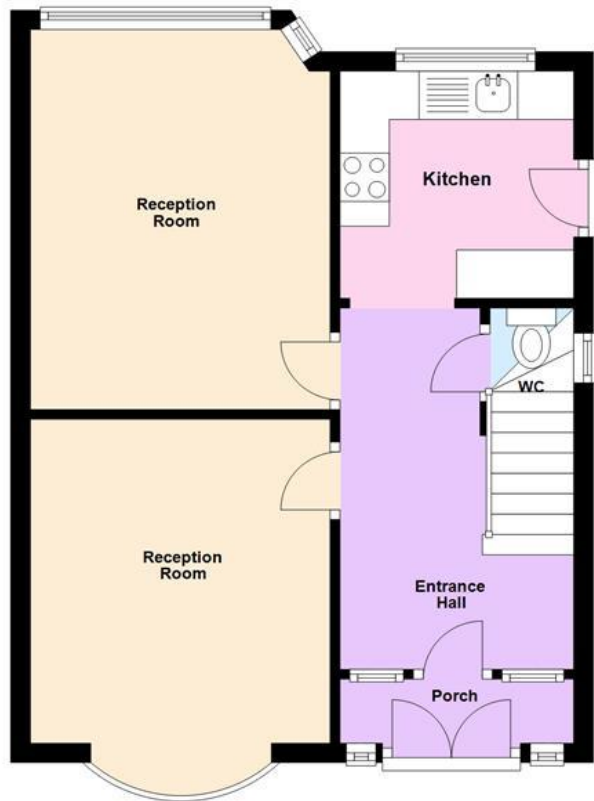
Viewer's Note:

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

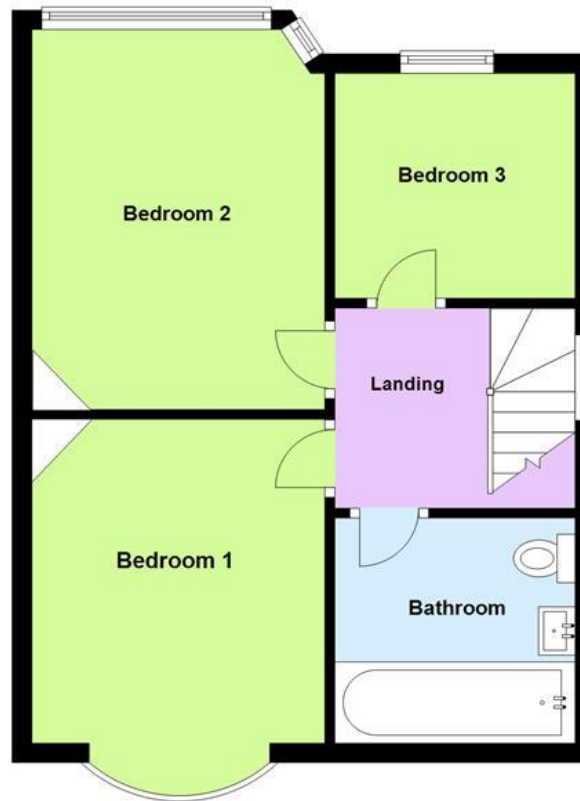
Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

