

SmartSale



T: 02045729091

E: [info@smartsale4u.co.uk](mailto:info@smartsale4u.co.uk)

W: .

A: 152 - 160 City Road, London, EC1V 2NX

FOR SALE

£279,995

129 Hollydale Road, Birmingham, West Midlands. B24 9LT



Modern three bedroom semi in Birches Green. Driveway for three cars, large secure garden, extended fitted kitchen with dining area, utility and WC, bay fronted lounge, versatile side room, three bedrooms and tiled bathroom, fully boarded loft. Freehold, EPC D, close to schools and Erdington station.

### Entrance porch

Leading to hallway with central heating radiator leading to living room, kitchen, staircase and a side extension that can be used as an office, playroom, or bedroom.

### Living room

Includes a beautiful modern feature gas fire, central heating radiator, large bay window and views to the front.

### Kitchen

An extended fully fitted kitchen with integrated dishwasher, fridge freezer, oven/grill and gas hob, central heating radiator, sky light, window view to the garden, and doors leading to dining and utility room.

### Dining room

Central heating radiator with patio doors leading to the garden.

### Utility Room

Incorporates gas central heating boiler, washing machine, sink and doors leading to garden and downstairs W/C.

### Bedroom one

View to the rear and central heating radiator.

### Bedroom two

View to the front with central heating radiator.

### Bedroom three

View to the front and central heating radiator.

### Bathroom

Fully tiled with angled bath tub and over bath shower.

### Fully Boarded Loft

Providing additional room/storage space, with electric points, lighting and Velux window to rear.

### Garden

Low maintenance, secure fully enclosed garden, paved patio and lawned area, an outside tap, garden shed for storage and Holly tree.





**Tenure:** Freehold

**Parking Types:** Driveway.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** None.

**Sewerage:** None.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** D (60)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

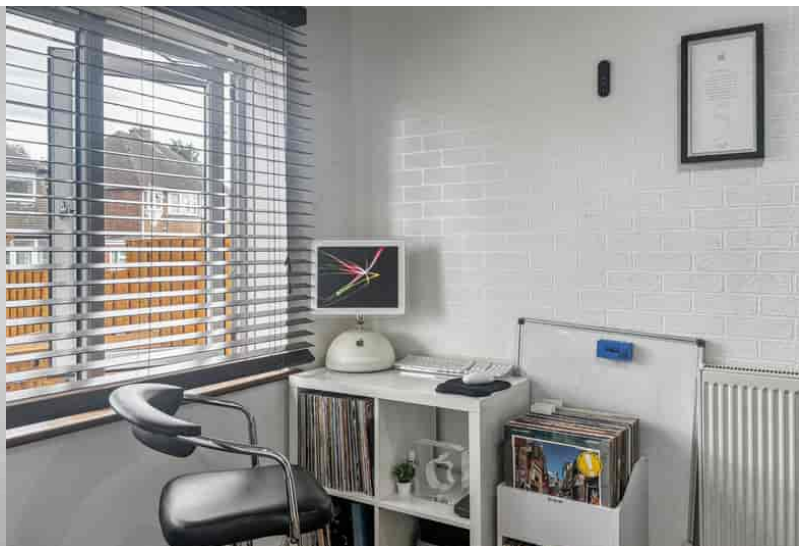
**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

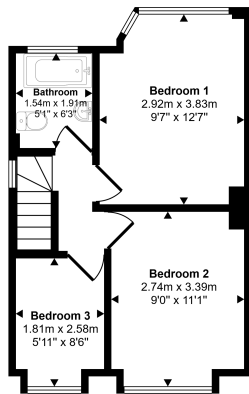
**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No



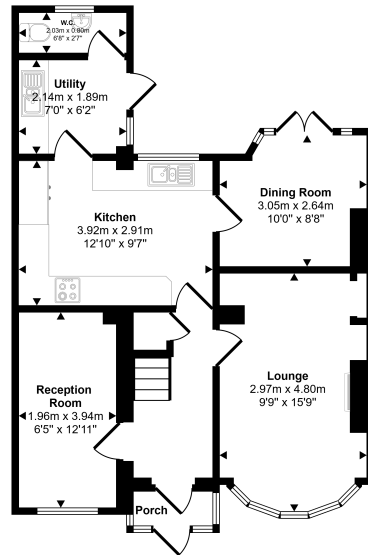






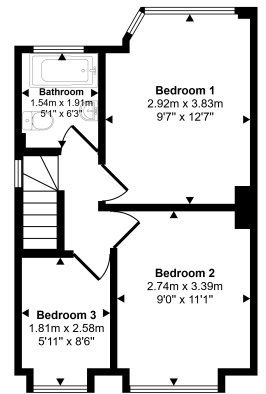
First Floor  
Approx 32 sq m / 346 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



Ground Floor  
Approx 56 sq m / 599 sq ft

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