

**Holly Lane  
Wishaw  
Sutton Coldfield  
Warwickshire  
B76 9PE**

**Offers in Excess of £613,000**

**bettermove**



# Holly Lane

## Sutton Coldfield

Bettermove are proud to present this 5 bedroom detached house in Wishaw available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has ample off street parking available. The council tax band is F.

The interior of this substantial well presented property comprises a spacious living room, snug with a wood burner, bathroom, utility room, large and open plan fitted kitchen with dining area on the ground floor. The first floor consists of 2 bedrooms and the family bathroom including the master with an en suite bathroom. Located on the second floor is 2 further bedrooms and a shower room. The exterior boasts an impressive private rear garden, perfect for enjoying the summer months.

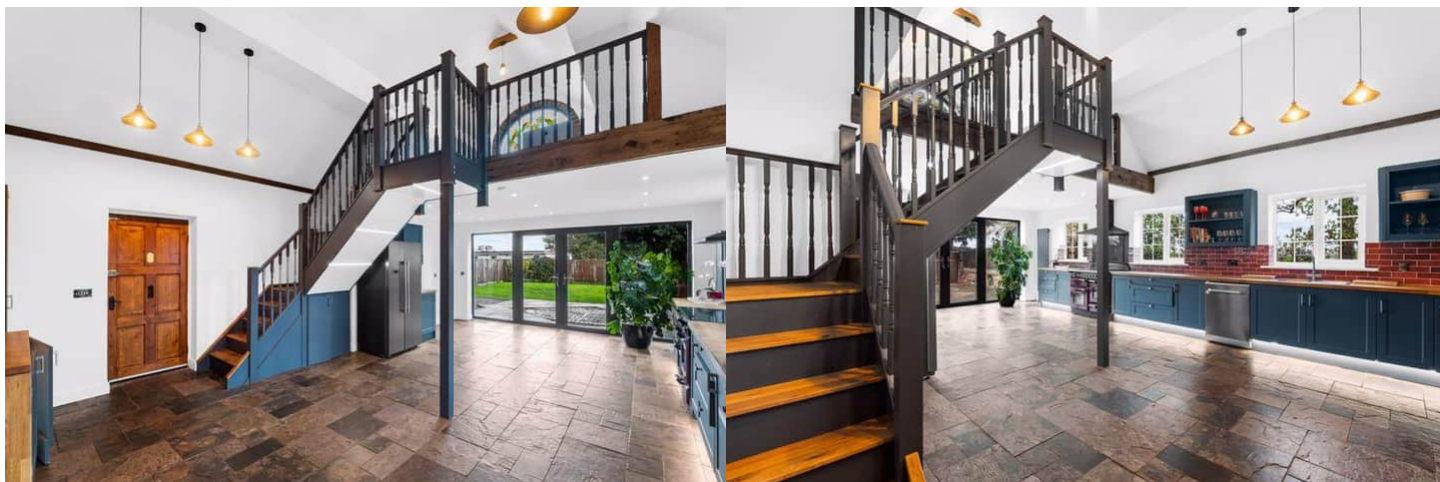
Located in the popular village of Wishaw, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M6, the M42 and many local buses.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

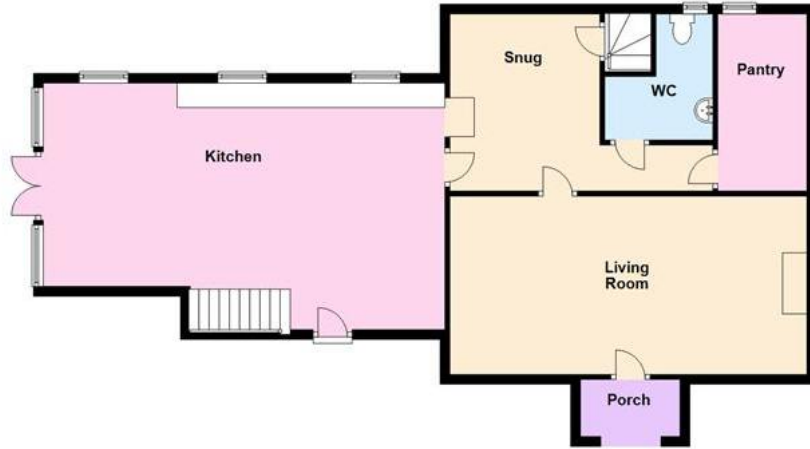
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

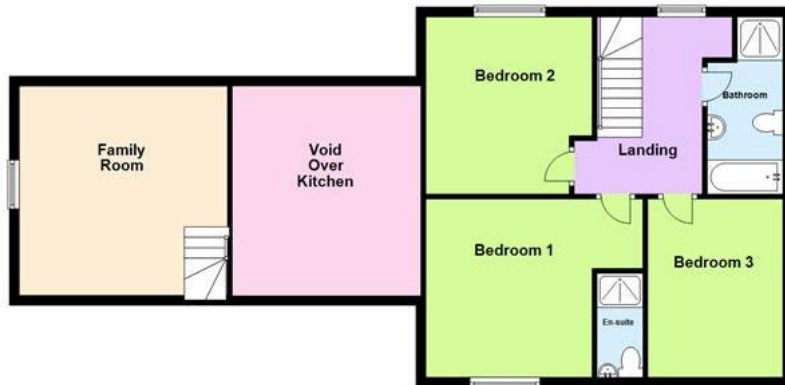
The exclusivity fee is returned to you upon successful completion of the property.



Ground Floor




First Floor



Second Floor



Total area: approx. 227.3 sq. metres (2447.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 





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