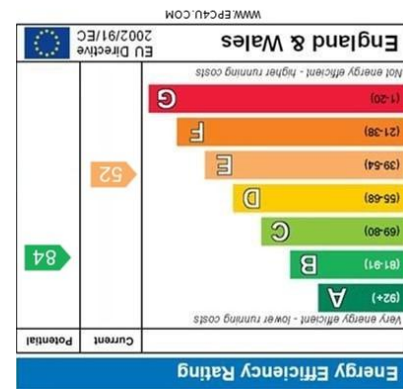


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



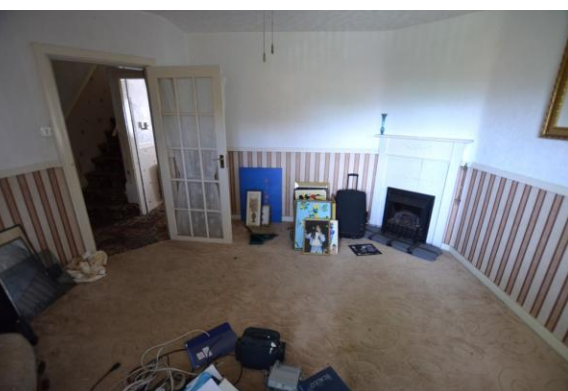
If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyer.



Great Barr | 0121 241 4441

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

SignedDate



- Excellent Development Opportunity
- Two Reception Rooms
- Three Good Sized Bedrooms
- Ample Off-Road Parking
- Popular Residential Location
- Double Glazing & Gas Central Heating (where specified)

4 Hollycroft Road, Handsworth, B21 8PP

Offers in Excess of
 £230,000

Property Description

DRAFT DETAILS - AWAITING VENDOR APPROVAL

SUPERB DEVELOPMENT OPPORTUNITY. Offering WELL-PROPORTIONED ACCOMMODATION throughout. Conveniently located for schools, local shops and the main commuter routes to Birmingham City Centre. MUST BE VIEWED to fully appreciate the potential of the accommodation on offer. NO UPWARD CHAIN!

APPROACH having drive, front garden and access to reception door.

HALL having ceiling light point, stairs to first floor accommodation and doors off to all rooms.

LOUNGE 13' 9" (max.) x 13' 6" (4.19m x 4.11m) having double glazed window to front elevation, ceiling light point, power point and central heating radiator.

SITTING ROOM 14' 0" x 13' 9" (4.27m x 4.19m) having French doors opening to rear garden, ceiling light point, power points, central heating radiator and door to kitchen.

KITCHEN 8' 0" x 6' 0" (2.44m x 1.83m) having double glazed window to rear elevation, ceiling light point, power points, a range of wall/base units with worktops over, ample space for a range of appliances and uPVC double glazed door giving access to rear garden.

FIRST FLOOR LANDING having window to side elevation, ceiling light point and doors off to all rooms.

BEDROOM ONE 12' 1" x 9' 6" (3.68m x 2.9m) having double glazed window to front elevation, ceiling light point, power points and central heating radiator.

BEDROOM TWO 14' 1" x 9' 5" (4.29m x 2.87m) having double glazed window to rear elevation, ceiling light point, power points and central heating radiator.

BEDROOM THREE 11' 10" (max.) x 7' 5" (3.61m x 2.26m) having double glazed window to front elevation, ceiling light point, power points and central heating radiator.

BATHROOM having double glazed window to rear elevation, bath with electric shower over, low level w/c, wash hand basin and tiling to walls.

OUTSIDE

REAR GARDEN being a good size however requiring extensive maintenance.

COUNCIL TAX BAND B Birmingham City Council

TENURE

The Agent understands that the property will be sold freehold upon completion. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor.

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Please note that all measurements are approximate.

