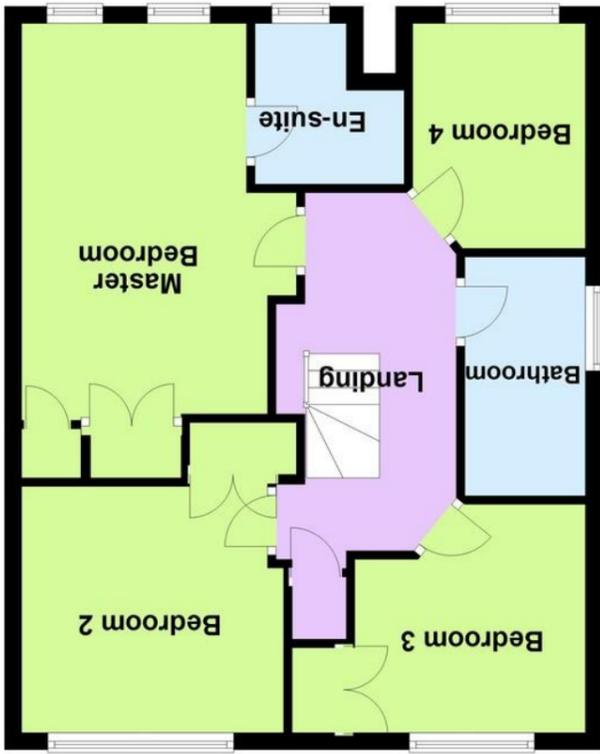
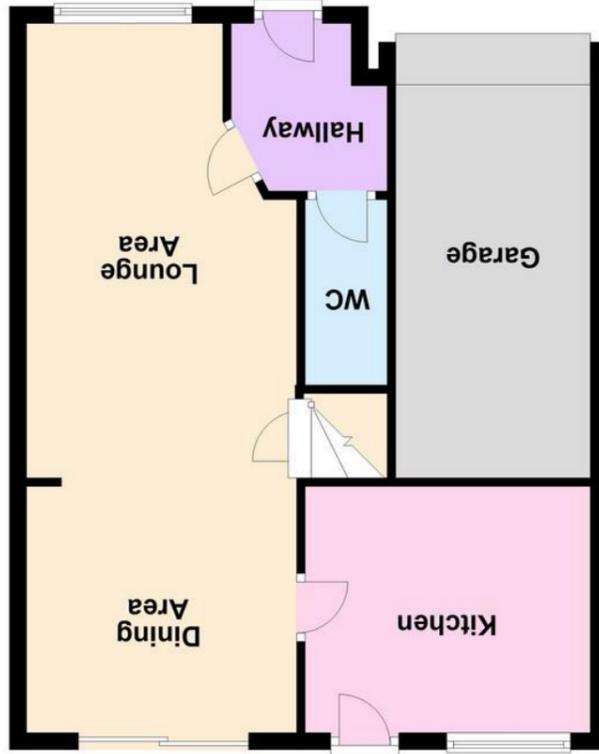


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 108.5 sq. metres (1167.7 sq. feet)



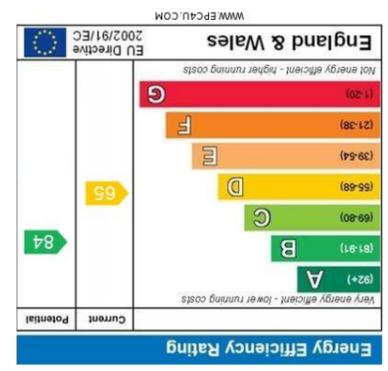
First Floor  
 Approx. 54.6 sq. metres (587.8 sq. feet)



Ground Floor  
 Approx. 53.9 sq. metres (579.9 sq. feet)

**LEGAL READY**  
 "How does this help me?"  
 The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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.



Walmley | 0121 313 1991

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.  
 Signed .....  
 Date .....



- NO UPWARD CHAIN
- A WELL PRESENTED FOUR BEDROOM DETACHED HOUSE
- SPACIOUS THROUGH LOUNGE/DINING ROOM
- FITTED KITCHEN
- FOUR BEDROOMS - MASTER EN-SUITE



Holly Close, Newhall, Sutton Coldfield, B76 2PD

£475,000

## Property Description

This well presented detached property occupying this sought-after Cul-de-sac location situated in a peaceful area, this property boasts easy access to public transport links, nearby schools, local amenities, green spaces, parks, quiet surroundings, walking routes, and cycling routes, making it an ideal choice for families or those seeking a tranquil lifestyle.

The interior of the property is in pristine condition, providing a blank canvas for personalization and style briefly comprises:- welcoming reception hall with guest cloakroom off, and a spacious through lounge dining room, The modern kitchen is perfect for preparing meals and entertaining guests, landing four bedrooms - master with en-suite and the family bathroom ensure convenience for the whole household this home offers ample space for comfortable living.

Don't miss the opportunity to own this fantastic property that combines comfort, style, and convenience in one. Contact us today to arrange a viewing and experience the charm of this home for yourself.

Outside to the front the property occupies a pleasant position on the cul de sac set back behind a neat lawned fore garden, driveway providing access to garage and pathway with gated access to rear.

CANOPY PORCH With outside light.

RECEPTION HALLWAY Approached via an opaque composite reception door, with radiator, coving to ceiling, door through to lounge and Karndean flooring leading through to guest cloakroom,

GUEST CLOAKROOM Having a white suite comprising a pedestal wash hand basin, low flush WC, part tiling to walls, Karndean flooring, extractor.

THROUGH LOUNGE/DINING ROOM 27' 04" max 7' 07" min x 10' 05" (8.33m x 3.18m) Lounge area having fireplace with surround and hearth, fitted with living flame gas fire, coving to ceiling, radiator, double glazed window to front, turning staircase leading off to first floor accommodation, useful under stairs storage, opening through to dining area.

Dining area having Karndean flooring, space for dining table and chairs, coving to ceiling, radiator, double glazed sliding patio door and door through to kitchen.

KITCHEN 11' 01" x 8' 11" (3.38m x 2.72m) Having a comprehensive matching range of wall and base units, with work top surfaces over, incorporating inset one and a half bowl sink unit with chrome mixer tap and tiled splash back surrounds, fitted gas hob with extractor set in canopy above, grill and oven beneath, space for fridge/freezer, space and plumbing for washing machine and dish washer, tiled floor, glazed display cabinet, double glazed window to rear, double glazed door giving access out to rear garden and radiator.

GALLERIED LANDING Approached by a turning staircase from lounge, with access to loft, radiator, airing cupboard housing hot water cylinder and shelving and doors off to bedrooms and bathroom.

MASTER BEDROOM 15' 04" x 10' 06" max 8' 9" min (4.67m x 3.2m) Having a range of built in wardrobes, two radiators, two double glazed windows to front and door to en suite shower room.

EN SUITE SHOWER ROOM Having a white suite comprising vanity wash hand basin with cupboards beneath, low flush WC, full complementary tiling to walls, tiled floor, radiator, fully enclosed shower cubicle with electric shower over, extractor and opaque double glazed window to front elevation.

BEDROOM TWO 10' 04" x 8' 09" (3.15m x 2.67m) Having built in double wardrobe, radiator and double glazed window to rear.

BEDROOM THREE 8' 11" max x 8' 10" max (2.72m x 2.69m) Having built in double wardrobe, radiator and double glazed window overlooking rear garden

BEDROOM FOUR 8' 05" x 6' 08" max 5' 01" min (2.57m x 2.03m) With double glazed window to front, radiator.

FAMILY BATHROOM Having a white suite comprising panelled bath with mixer tap and shower attachment, low flush WC, pedestal wash hand basin, full complementary tiling to walls and floor, radiator and opaque double glazed window to side elevation, extractor.

OUTSIDE To the rear there is a pleasant South Easterly facing private garden with paved patio and neat lawn with a variety of shrubs and trees to border, fencing to perimeter, external cold water tap, timber framed garden shed and pathway with gated access to front.

GARAGE 16' 02" x 7' 06" (4.93m x 2.29m) With up and over door to front, light and power. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band E Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice and data available for EE, Three, O2 & Vodafone

Broadband coverage -

Broadband Type = Standard Highest available download speed 13 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area - Openreach & Virgin Media

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. 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. Please note that all measurements are approximate.

