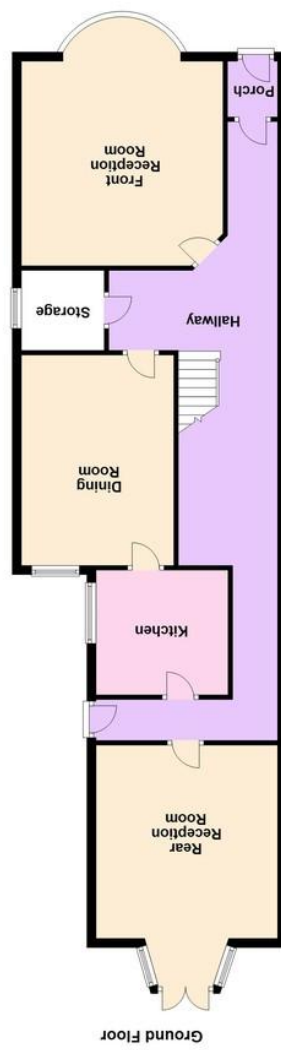


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



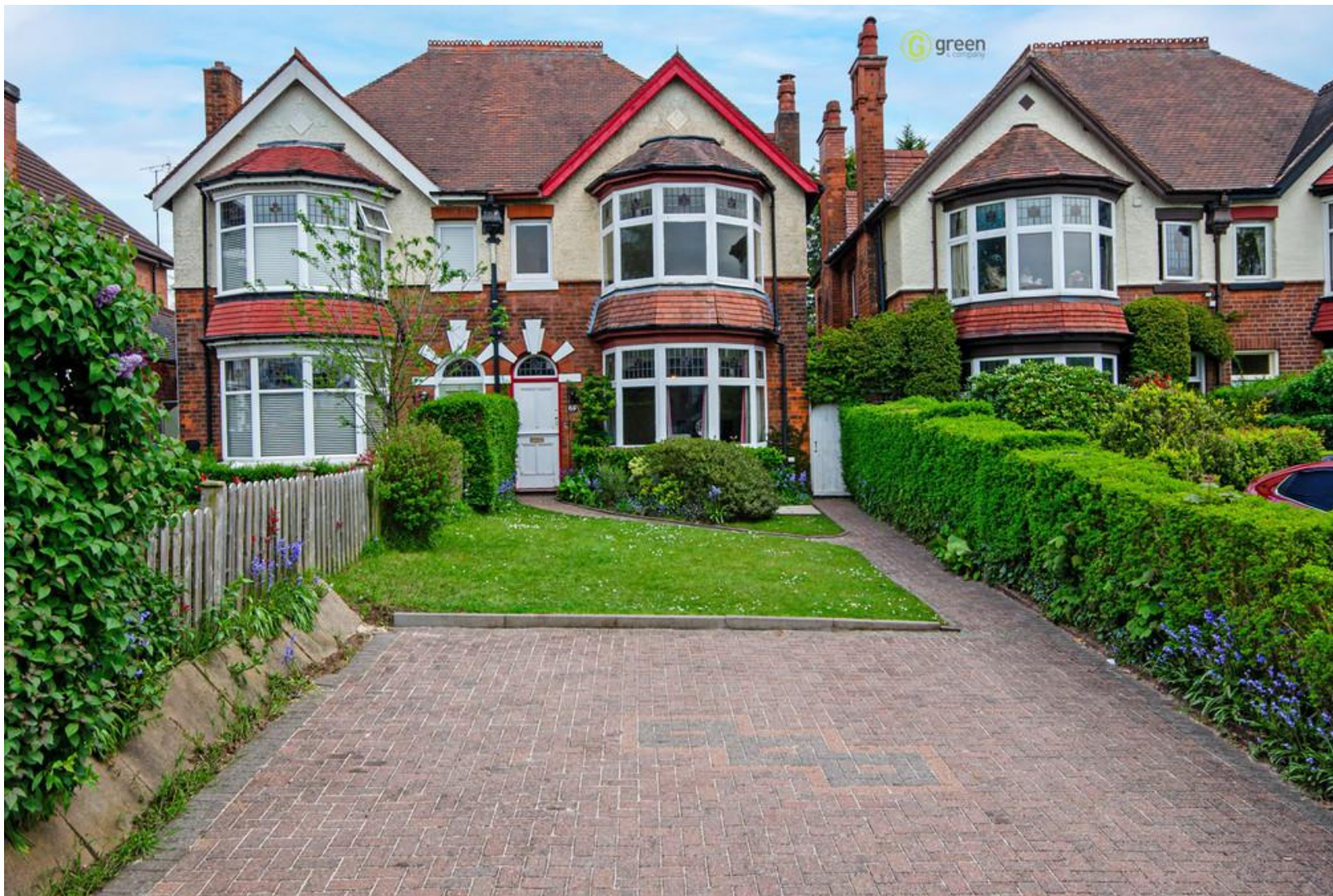
If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state 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 Conveyor.

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Walmley | 0121 313 1991



- A SUBSTANTIAL FOUR BEDROOM PERIOD SEMI DETACHED
- THREE RECEPTION ROOMS
- FITTED KITCHEN
- FOUR GOOD SIZED BEDROOMS
- FAMILY BATHROOM
- FOREGARDEN AND DRIVEWAY



64 Holly Lane, Erdington, Birmingham, B24 9JR

£400,000



Property Description

One of the unique features of this house is the high ceilings and the property retains many character features and briefly comprises:- A wonderful vestibule entrance porch leading to the welcoming reception hall way with a beautiful Minton tiled floor which not only adds to the sense of spaciousness but also gives it an elegant and classic feel.

The property boasts a generous three reception rooms, and a kitchen, providing ample space for a family to live comfortably. To the first floor is an impressive landing and four excellent sized bedrooms, family bathroom and a separate wc.

Outside to the front the property is set well back from the road behind a deep fore garden and driveway providing off road parking and to the rear is a large mature enclosed rear garden providing a great space for children to play or for adults to relax and unwind. This house is ideally suited for families, with its well-proportioned rooms offering plenty of scope for personalisation.

The house is superbly located, with excellent public transport links for easy commuting. Families with school-going children will appreciate the proximity to local schools. In addition, the house is conveniently close to local amenities, making everyday living a breeze. For those who enjoy outdoor activities, there are nearby parks to explore and enjoy.

In summary, this property offers a fantastic opportunity for families looking for a home that they can put their personal stamp on. With its generous room count, unique features, and prime location, this house represents an excellent investment opportunity.

Outside to the front the property is set well back from the road behind a deep fore garden with double width block paved driveway providing ample off road parking, neat lawn with hedgerow to perimeter and block paved pathway.

VESTIBULE ENTRANCE Being approached by an entrance door with leaded transom style window over.

RECEPTION HALLWAY Being approached by an entrance door with a stained glass window over with feature Minton style floor, two radiators, spindle stair case leading off to first floor accommodation, with useful under stairs cupboard and doors leading off to reception rooms and walk in storage cupboard with opaque glazed window to side elevation and glazed door giving access to rear.

FRONT RECEPTION ROOM 19' 09" into bay x 14' 06" (6.02m x 4.42m) Retaining many character features including feature carved wooden fire place with surround and hearth with fitted gas fire, ornate coving to ceiling, fitted picture rail, two radiators and walk in feature bay window with leaded stained glass quarter lights to front elevation.

DINING ROOM 15' 02" x 11' 00" (4.62m x 3.35m) Having fire place with surround and hearth, radiator and windows to side and rear elevation and door through to kitchen.

KITCHEN 9' 02" x 9' 08" (2.79m x 2.95m) Having a matching range of wall and base units with work top surfaces over, incorporating inset stainless steel sink unit with mixer tap and tiled splash back surrounds, space for cooker, space and plumbing for washing machine and further appliances, two windows to side and opening with sliding door through to reception hallway.

REAR SITTING ROOM 17' 03" into bay x 12' 11" (5.26m x 3.94m) Having fire place with surround and hearth, with fitted gas fire, ornate coving to ceiling and fitted picture rail, radiator and walk in glazed bay window to rear with glazed French door giving access out to rear garden.

FIRST FLOOR LANDING Approached via a spindle stair case with access to loft and doors off to all rooms.



BEDROOM ONE 20' 00" into bay x 18' 06" max (6.1m x 5.64m) With walk in bay window to front with feature leaded stained glass quarter lights further glazed window to front, fire place with surround and hearth, feature ornate coving to ceiling, fitted picture rail, radiator.

BEDROOM TWO 13' 11" x 13' 00" (4.24m x 3.96m) Having chimney breast with fire place with surround and hearth, radiator and glazed window to rear elevation.

BEDROOM THREE 11' 01" x 11' 11" (3.38m x 3.63m) Having chimney breast, radiator and windows to side and rear elevation.

BEDROOM FOUR 11' 01" x 9' 02" (3.38m x 2.79m) With window to side, radiator.

FAMILY BATHROOM Having a suite comprising panelled bath with electric shower over, wash hand basin, airing cupboard housing hot water cylinder, radiator and opaque glazed window to side elevation.

SEPARATE WC Having high flush WC and opaque glazed window to side elevation.

OUTSIDE To the rear there is a good sized established garden with paved patio, mature lawn with a variety of shrubs and trees, fencing to perimeter, green house, further vegetable garden, to the top of the garden there is a timber framed garden shed, useful brick built store with outside WC and further timber framed garden shed, block paved pathway with gated access to front.

Council Tax Band E Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice and data likely to be available for EE & Three. Voice likely to be available for O2, limited data for O2. Vodafone voice and data limited.

Broadband coverage -

Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 74 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.

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