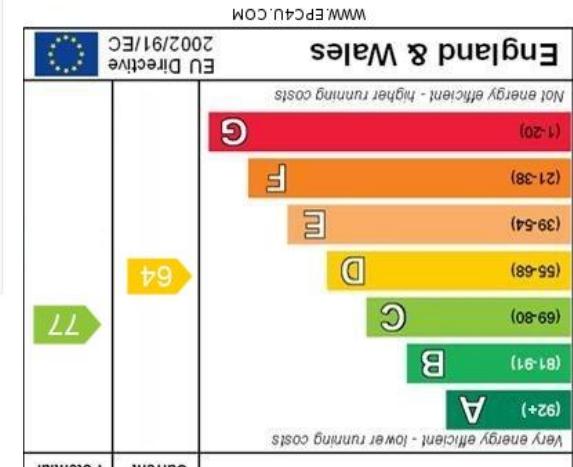
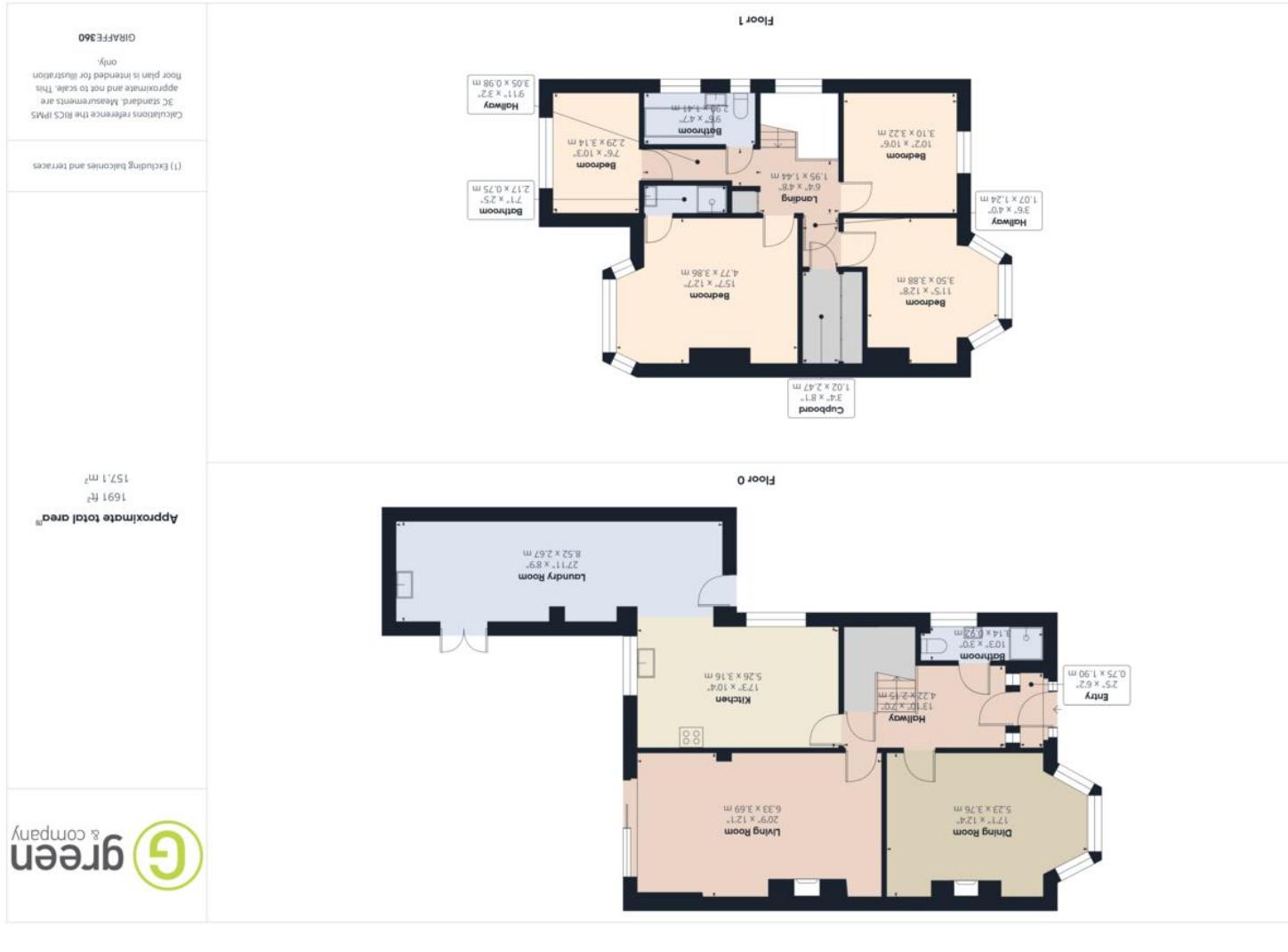


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



Walmley | 0121 313 1991

G green
 & company



- A BEAUTIFULLY PRESENTED SPACIOUS TRADITIONAL STYLE SEMI DETACHED HOUSE
- LOUNGE AND SEPARATE DINING ROOM
- SUPERB OPEN PLAN BREAKFAST KITCHEN/FAMILY ROOM
- FOUR BEDROOMS - MASTER EN-SUITE
- LUXURY APPOINTED FAMILY BATHROOM
- MULTI VEHICLE DRIVEWAY



Holly Lane, Erdington, Birmingham, B24 9JN, B24 9JN

Offers In Excess Of
 £450,000



Property Description

HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION - Presenting this well presented traditional semi-detached house which is conveniently located with easy access to public transport links, nearby schools, and local amenities, ensuring all your day-to-day needs are within reach.

The beautifully presented accommodation which has undergone cosmetic improvements yet retaining many original features is ideal for families seeking a comfortable and spacious living environment is approach via a welcoming reception hallway. There are two spacious reception rooms plus a superbly extended open plan breakfast kitchen/family room ideal for entertaining and family get togethers and utility room. The property boasts four well-proportioned bedrooms; three double and one single, catering to every member of the family. There is a ground floor shower room and well appointed first floor family bathroom ideal for everyday routines. Adding to the charm and grandeur of this home are the high ceilings throughout, enhancing the feeling of spaciousness and light.

Outside to the front the property is set back behind a multi vehicle driveway providing ample off road parking and to the rear is a well maintained good sized enclosed rear garden.

This home is a perfect blend of modern living and comfort, offering a beautiful living space that can cater to all your family's needs. Don't miss this opportunity to own a home that combines style, convenience, and functionality.

Outside to the front the property is set back from the road behind a lawned fore garden with shrubs and trees and hedgerow to perimeter, driveway providing off road parking, with gated access to further hard standing, external lighting.

ENTRANCE PORCH Being approached by a leaded double glazed entrance door with matching side screen, with wall light points and glazed reception door leading through to:

RECEPTION HALLWAY Having spindle turning stair case off to first floor accommodation, useful under stairs storage cupboard, wood flooring, radiator, feature beamed ceiling, fitted plate rail, door leading off to reception rooms, open plan kitchen/diner and further door off to down stairs shower room.

DOWN STAIRS SHOWER ROOM Having a white suite comprising low flush WC, wash hand basin, part wood paneling to walls, fully tiled enclosed shower cubicle with electric shower over, chrome ladder heated towel rail, opaque double glazed window to side and tiled floor.

FRONT RECEPTION ROOM Having walk in double glazed bay window to front, fireplace with surround and hearth, radiator.

EXTENDED REAR RECEPTION ROOM Having fireplace with surround and hearth and storage cupboards to either side, feature designer radiator, wood flooring and double glazed patio door giving access to rear garden.

EXTENDED OPEN PLAN KITCHEN/DINER/FAMILY ROOM

KITCHEN/DINER AREA Having been refitted with a comprehensive matching range of wall and base units with granite work top surfaces over, incorporating inset sink unit with mixer tap and boiling water tap and side drainer, fitted five burner gas hob with splash back and extractor hood above, two built-in fan assisted ovens, central island breakfast bar with integrated microwave over below, with granite work top surfaces over, space for wine chiller, leaded double glazed window to rear, porcelain tiles leading through to family area.

FAMILY AREA Having further matching range of wall and base units with space for American style fridge/freezer, leaded opaque double glazed window to front, two radiators, opening through to utility area.

UTILITY AREA Having further matching range of wall and base units with granite worktop surfaces over, incorporating inset sink unit, with side drainer and hose style mixer tap, space and plumbing for washing machine, space and plumbing for dish washer and further appliance below, opaque double glazed French door leading out to rear garden.

FIRST FLOOR LANDING Being approached by a spindle turning stair case passing opaque leaded double glazed window to side, with access to loft, two useful built-in storage cupboards and doors off to bedrooms and bathroom.

BEDROOM ONE Having fireplace with surround and hearth, fitted picture rail, laminate flooring, walk in leaded double glazed bay window to rear elevation and useful built in storage cupboard and door through to en suite shower room.

EN SUITE SHOWER ROOM Having pedestal wash hand basin having full tiling to walls, fully tiled enclosed shower cubicle, with mains fed shower over, down lighting.

BEDROOM TWO Having walk in leaded double glazed bay window to front, built in storage, laminate flooring and radiator.

BEDROOM THREE Having in leaded double glazed bay window to front, laminate flooring, radiator.

BEDROOM FOUR Having leaded double glazed bay window to rear, laminate flooring, radiator.

LUXURY REAPPOINTED FAMILY BATHROOM Having a three piece suite, comprising a pedestal wash hand basin, low flush WC, free standing roll top bath with dawed feet and free standing water filler, part wood paneling to walls, part complementary tiling to walls, chrome ladder heated towel rail and two opaque double glazed windows to side elevation.

OUTSIDE To the rear there is a good sized well maintained mature rear garden, laid mainly to lawn with paved patio, variety of shrubs and trees with hedgerow and fencing to perimeter, timber framed garden shed, external lighting, cold water tap.

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - EE & Three Good in-home and outdoor, O2 & Vodafone Variable in-home good outdoor.
Broadband coverage -
Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 1000 Mbps.

Networks in your area:- Virgin Media, Openreach, City Fibre

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and dedares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

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 fittings 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. 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.

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 313 1991

