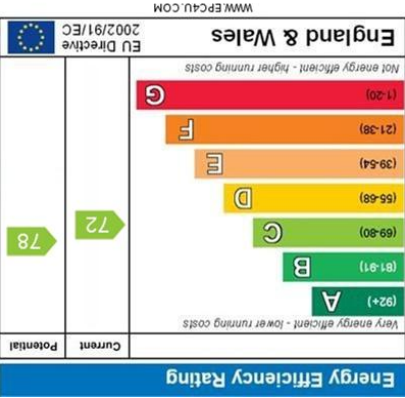


NOT TO SCALE: THIS IS AN APPROXIMATE  
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



Boldmere | 0121 321 3991



- BEAUTIFULLY PRESENTED  
WELL SITUATED SEMI  
DETACHED PROPERTY
- TWO RECEPTION ROOMS
- FITTED MODERN EXTENDED  
KITCHEN
- UTILITY AND DINING AREA
- THREE BEDROOMS

Holifast Road, Wylde Green, Sutton Coldfield,  
 B72 1AP

£475,000



## Property Description

\*\*\* DRAFT DETAILS - AWAITING VENDOR APPROVAL \*\*\*

Discover the perfect blend of comfort, style, and practicality in this stunning 3-bedroom semi-detached home on Holifast Road, Wyde Green. This beautifully presented property offers a lifestyle filled with convenience and charm, making it an ideal place to call home.

Step inside to find a thoughtfully designed interior that exudes elegance and modernity. The spacious layout features two inviting reception rooms, one of which boasts a cosy log burner - perfect for relaxing evenings or entertaining guests. The impressive kitchen and utility area are a chef's dream, equipped with high-quality fittings and ample space for preparing delicious meals. From here, step out onto the garden overlooking a large, private, and secure outdoor haven - an idyllic setting for family gatherings, outdoor activities, or simply enjoying the tranquillity of your own green oasis.

The bathroom combines both a relaxing bath and a separate shower, catering to all your needs with style and practicality. Downstairs, a convenient WC adds to the home's functional layout. The decor throughout the property is of the highest standard - full of style and class, creating an atmosphere of warmth and sophistication.

Externally, the garage provides practical parking solutions and additional storage, complementing the home's superb features. Located in a sought-after area, this home offers easy access to local amenities, schools, and transport links, making it perfect for families or professionals seeking a harmonious lifestyle.

This property isn't just a house; it's a wonderful lifestyle waiting to be enjoyed. Whether you're relaxing indoors by the log burner, hosting garden parties, or simply appreciating the stylish surroundings, this home offers it all. Don't miss the opportunity to make this exceptional property yours - schedule a viewing today and experience the difference!

**OUTSIDE** To the front is a paved driveway providing parking for multiple vehicles, garage and leading to:-

**ENCLOSED PORCH** Tiled floor and further door leading to:-

**HALLWAY** Having wooden flooring, a new Italian design radiator, enclosed under stairs storage and door leading off.

**FRONT LOUNGE** 12' 5" x 14' 10" (3.78m x 4.52m) Thoughtfully placed glass door to allow light through, bespoke built-in storage, an original fireplace, carpeted, new Italian design radiator.

**REAR LOUNGE** 12' 5" x 12' 4" (3.78m x 3.76m) Thoughtfully placed glass door to allow light through, bespoke built-in storage, log burner set into fireplace, radiator and doors to garden.

**DINING ROOM** 7' 10" x 8' 10" (2.39m x 2.69m) Tiled flooring, new Italian design radiator.

**UTILITY AREA** 7' 2" x 5' 3" (2.18m x 1.6m) Electric heater, fitted base and wall cupboards, door to the garage and door to guest wc.

**GUEST WC** Having wc and sink.

**KITCHEN** 16' 5" x 6' 11" (5m x 2.11m) Having door in to garden, radiator, space for large fridge/freezer, space for washing machine, sink, window overlooking garden, five ring gas burner on a Rangemaster oven, built-in microwave, wall and base units, splash back to work surfaces, boiler located within one of the wall units.

**FIRST FLOOR LANDING** Window and doors off to:-

**BEDROOM THREE** 7' 11" x 7' 8" (2.41m x 2.34m) Carpeted, built-in wardrobe, window to front.

**BEDROOM ONE** 10' 3" x 5' 7" (3.12m x 1.7m) Window to front fitted with blinds, carpeted and built-in wardrobe.

**BEDROOM TWO** 12' 5" x 12' 4" (3.78m x 3.76m) Carpeted and window overlooking the rear garden.

**BATH ROOM** 7' 10" x 8' 11" (2.39m x 2.72m) Two windows - one to rear and one side, lino flooring, built-in storage, bath, shower cubicle and sink, radiator.

**REAR GARDEN** Thoughtfully planted and mature, private and secure with a shed at the rear and patio area by the house.

**GARAGE** 8' 5" x 15' 5" (2.57m x 4.7m) With double opening doors to front, EV charging point. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band D - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage for:

EE and Three - Good outdoor, variable in-home

O2 and Vodafone - Good outdoor and in-home

Broadband coverage:-

Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 67 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

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 declares 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 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.

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

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