



Connells

Hollyfield Road
Sutton Coldfield



Property Description

A unique opportunity to buy an extended and traditional style semi-detached home, located on a corner plot on the corner of Hollyfield Road to St. Chad's Road. Having excellent potential for further expansion (subject to planning). Having many retaining character features, need some cosmetic updating, having an welcoming reception hall with access to three separate reception rooms, there is a fitted kitchen and separate utility room/outer porch and guest WC. On the first floor landing there is a main bedroom with shower cubicle and wash hand basin, four further bedrooms a family bathroom and separate WC. The property benefits from central heating and double glazing. Outside there is an excellent sized front, side and rear garden with access to two garages providing ample off-road parking and a well stocked and established rear garden.

Reception Hall

Having radiator to wall, stairs to first floor landing, beamed ceiling, feature archway, single glazed window to the front, feature fireplace, wooden cladding to walls, doors to the lounge, dining room and breakfast room.

Dining Room

15' 7" x 12' 4" (4.75m x 3.76m)

Having double glazed walk-in bay window to the front, TV aerial point, two radiators to wall, coving to ceiling, picture rail and gas fire to wall.

Family Lounge

16' 4" max plus the door recess x 11' 9" max (4.98m max plus the door recess x 3.58m max)

Having double glazed sliding patio doors to the rear garden, double glazed window to the side, three radiators, TV aerial point, picture railing, wooden fire surround and beamed ceiling.

Breakfast Room

9' 2" x 6' 9" (2.79m x 2.06m)

Having double glazed window to the rear overlooking the rear garden, picture rail, cupboard to wall housing the central heating boiler and providing storage and doorway gives access into the kitchen.

Kitchen

10' x 10' 1" plus the recess (3.05m x 3.07m plus the recess) Comprising a fitted kitchen, having fitted base units with work surfaces over, fitted matching wall units, single glazed window to the side and single glazed window to the rear, double sink and drainer unit with taps over, splash back tiling, built-in gas hob, built-in electric oven, cooker hood with extractor fan and single glazed door to utility room.

Utility Room/Outer Porch

20' 5" x 4' 11" plus the recess (6.22m x 1.50m plus the recess)

Having space and plumbing for a washing machine, space for a dishwasher, venting for a drier, double glazed French doors to the side, door gives access to a guest WC and pedestrian door gives access to the garage.

Guest WC

Having low level flush WC

First Floor Landing

Having doors off to the five bedrooms, the family bathroom and separate WC.

Bedroom 1

16' 5" includes the bay x 7' 10" to the front of the chimney (5.00m includes the bay x 2.39m to the front of the chimney)

Having double glazed bay window to the rear overlooking the rear garden, double glazed window to the side, three radiators, built-in wardrobes, vanity wash hand basin and access to the shower cubicle which has electric shower facility.

Bedroom 2

10' 10" to the front of the chimney x 16' 1" max (3.30m to the front of the chimney x 4.90m max)

Having double glazed bay window to the front, three radiators and built-in double wardrobes,

Bedroom 3

12' 10" x 8' 9" (3.91m x 2.67m)

Having double glazed bay window to the front, double glazed window to the side, radiator to wall and picture railing.

Bedroom 4

9' 3" x 8' 9" max (2.82m x 2.67m max)

Having double glazed bay window to the rear overlooking the rear garden, double glazed window to the side and radiator to wall.

Bedroom 5

8' 9" x 7' 11" (2.67m x 2.41m)

Having double glazed bay window to the front, radiator to wall and decorative picture railing.

Family Bathroom

Having panelled bath with electric shower over, pedestal wash hand basin, cupboard to wall, radiator to wall and having door to airing cupboard housing the hot water tank.

Separate WC

Having low level flush WC, frosted double glazed window and heater to wall.

Outside Front

Having an excellent sized front driveway providing excellent off-road parking, garden laid to lawn, planted shrubs and borders and trees to the front and side. Access to the two garages.

Garage 1

8' 5" x 14' 5" (2.57m x 4.39m)

Having power and lighting, up and over door, gas meter and electricity meter to wall and internal door to garage 2.

Garage 2

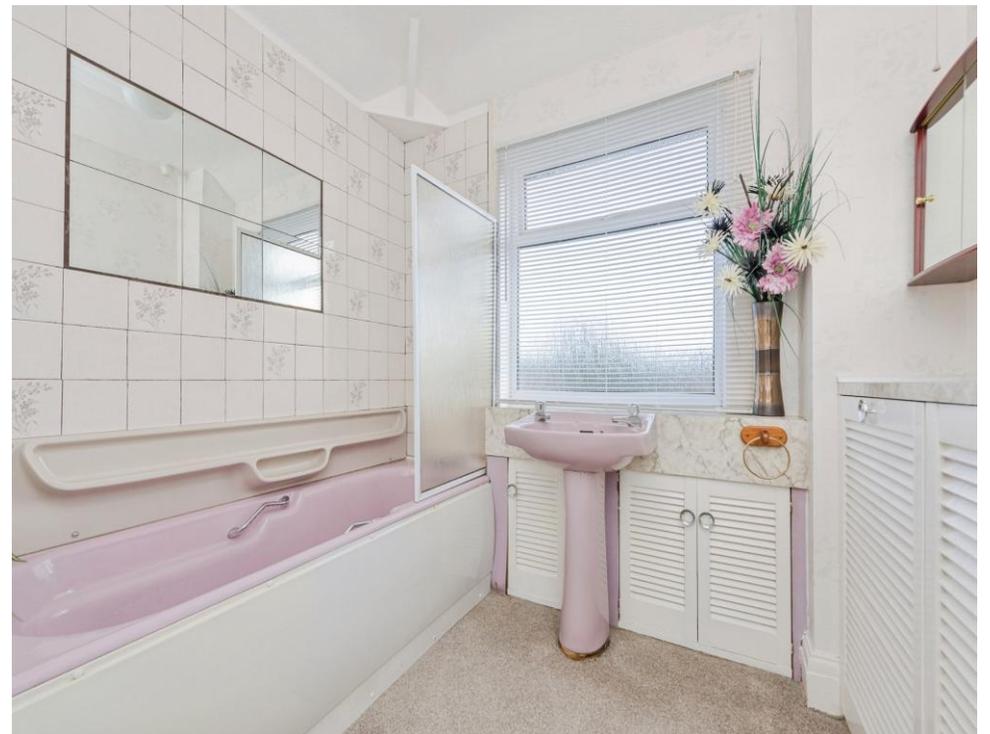
18' 1" x 16' 3" max (5.51m x 4.95m max)

Having power and lighting, up and over door, double glazed window to the rear and access to the utility room.

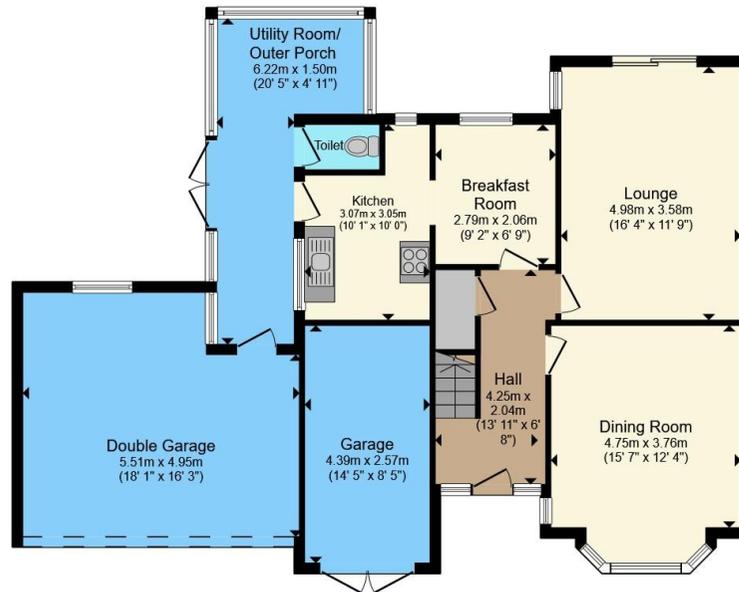
Rear Garden

Being an excellent sized rear garden on a corner plot, having garden laid to lawn, various plants, shrubs, trees and hedges, being mature and well stocked, fencing to the side and excellent sized patio area.









Ground Floor



First Floor

Total floor area 183.2 m² (1,972 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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 Band: E

Tenure: Freehold

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