



- Potential to Extend (STPP)
- Spacious Accommodation
- Convenient Location
- Viewings Recommended

### 23 Hollywell Road, Knowle, Solihull, B93 9JY

A FANTASTIC OPPORTUNITY to acquire a spacious 3 bedroom detached bungalow. Requiring UPDATING within, the property is ideally located for Knowle and Dorridge village centres, Arden Academy, the Midlands motorway networks and Birmingham International Airport and Railway Station. POTENTIAL TO EXTEND (STPP). VIEWINGS RECOMMENDED.





## Property Description

### DETAILS

Viewings are highly recommended to appreciate the accommodation on offer, which in brief affords porch, hallway with guest cloakroom, kitchen with door to the side elevation, spacious lounge/dining room with door to the rear garden, inner hallway with doors leading to the family bathroom and 3 bedrooms, two of which benefit from fitted wardrobes.

### OUTSIDE

To the front of the property there is ample driveway parking leading up to a carport and single garage. Whilst to the rear there is a private mainly laid to lawn garden with patio area.

### VIEWINGS

At short notice with DM & Co. Homes on 01564 777 314 or by email [dorridge@dmandcohomes.co.uk](mailto:dorridge@dmandcohomes.co.uk).







## GENERAL INFORMATION

**Tenure:** We are advised by the vendor that the property is Freehold with vacant possession upon completion. However, we would advise that you check this with your legal advisor before exchanging contracts.

**Services:** All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

**Local Authority:** Solihull Metropolitan Borough Council.

## OTHER SERVICES

DM & Co Homes are pleased to offer the following services:-

**Residential Lettings:** If you are considering renting a property or letting your property, please contact the office on 0121 775 0101.

**Mortgage Services:** If you would like advice on the best mortgages available, please contact us on 01564 777 314.

## WANT TO SELL YOUR PROPERTY ?

Call DM & Co. Homes on 01564 777 314 to arrange your FREE no obligation market appraisal and find out why we are Solihull's fastest growing Estate Agency.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

## Floor Plan

Approx. 98.6 sq. metres (1061.0 sq. feet)



Total area: approx. 98.6 sq. metres (1061.0 sq. feet)

Please note this plan is for illustration purposes only, this is not intended to be a measured survey or comply with RICS guidelines. All measurements are approximate and should be checked by prospective buyers/tenants. No responsibility is taken for any error, omission, or mis-statement.  
Plan produced using PlanUp.

Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		84		45	82
	51				
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		