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18 Hollingberry Lane, Sutton Coldfield, B76 1SP

Asking Price £285,000

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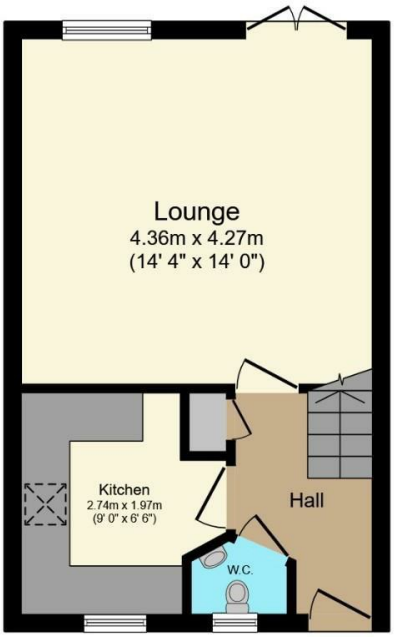
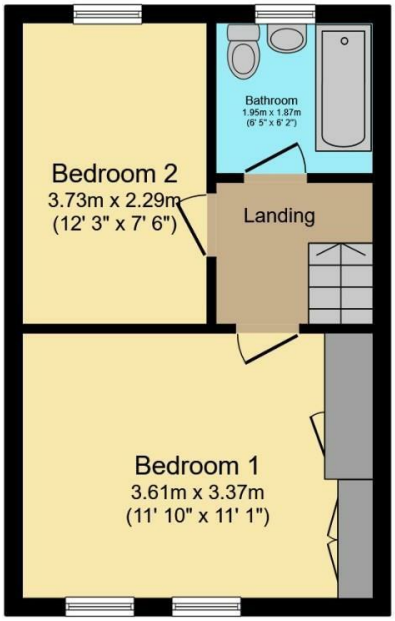


Ground Floor

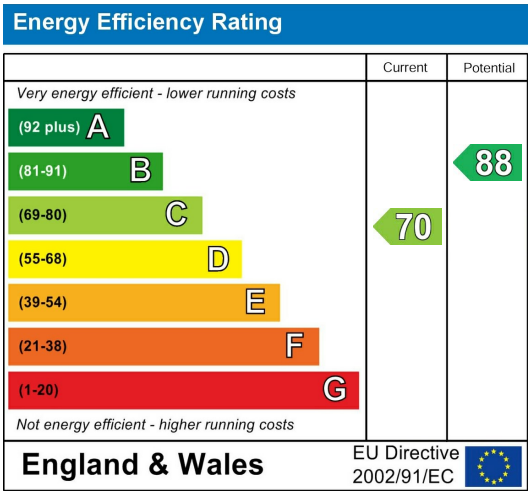


First Floor

Total floor area 61.7 sq.m. (665 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.focalagent.com

EPC



Map

Details

Type: House - End Terrace Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

Summary

Tucked away in a highly desirable cul-de-sac just off Sir Alfreds Way, this charming freehold end-terraced home enjoys a peaceful setting just moments from the beautiful New Hall Valley Country Park. Perfectly suited to first-time buyers, this delightful property offers well-presented accommodation that simply must be viewed to be fully appreciated.

Benefitting from gas central heating and double glazing throughout, the accommodation briefly comprises a welcoming porch leading into the entrance hall, guest cloakroom, and a fitted kitchen complete with oven, hob, extractor hood, and central heating boiler. To the rear, the attractive lounge provides an ideal living and entertaining space, with French doors opening directly onto the garden.

Upstairs, bedroom one features double fitted wardrobes, while bedroom two enjoys a pleasant rear aspect overlooking the garden. Completing the first floor is a stylishly newly appointed shower room featuring a contemporary walk-in shower and underfloor heating.

Externally, the property offers a driveway providing off-road parking for one vehicle, together with an additional shared parking space alongside the neighbouring property. To the rear is a pleasant, enclosed garden with useful side gated access.

Features

• Lovely end terraced house • Quiet location within 50 yards of New Hall Valley Country Park • Bathroom with shower • Downstairs WC • Private garden • Kitchen with oven and hob • 2 bedrooms • Council Tax Band D