



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

- Beautiful Traditional Three Bedrooomed Semi-Detached Property
- Stunning Rear Garden
- Lovely Front Aspect
- Convenient Location
- EPC TO FOLLOW
- Two Bathrooms and Downstairs W.C
- Garage and Driveway Offering Ample Parking
- Marketed for the First Time in Fifty Years
- Generous Sized Bedrooms
- Council Tax Band C

**Offers Over £375,000**

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HERE TO GET *you* THERE

# Holly Lane, Erdington, Birmingham, B24 9JN

## DESCRIPTION

**\*\*NO UPWARD CHAIN\*\***

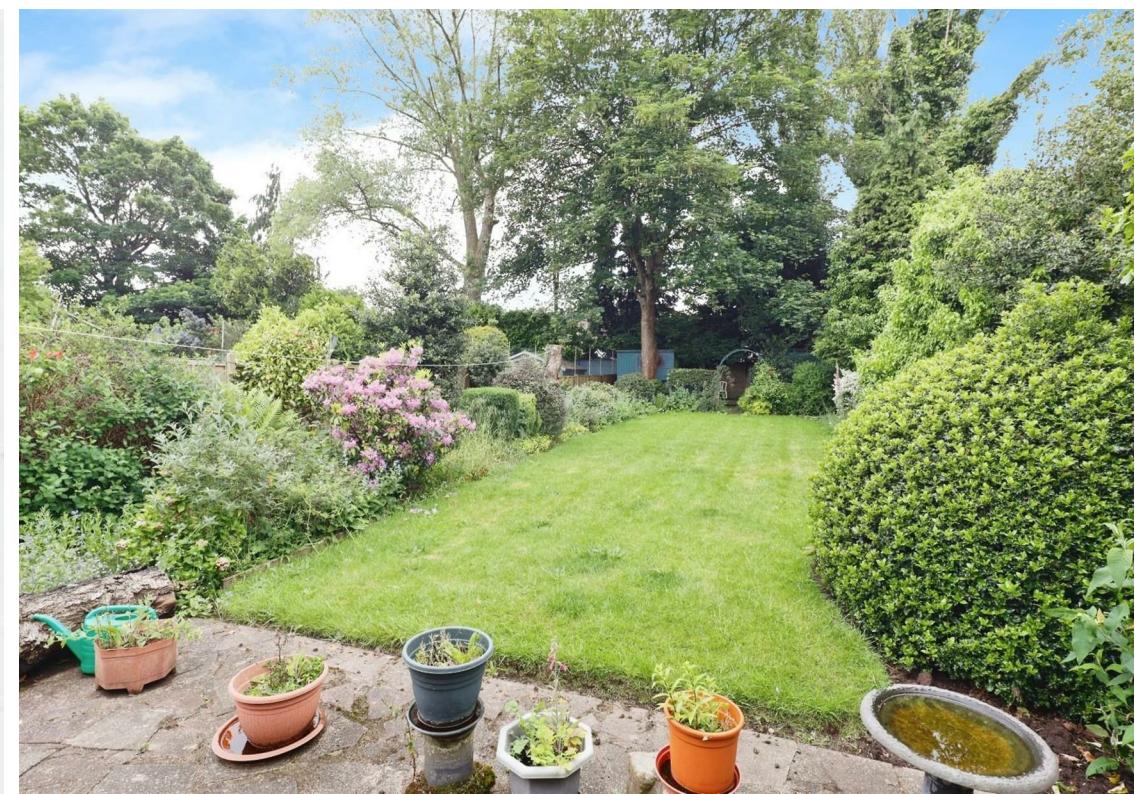
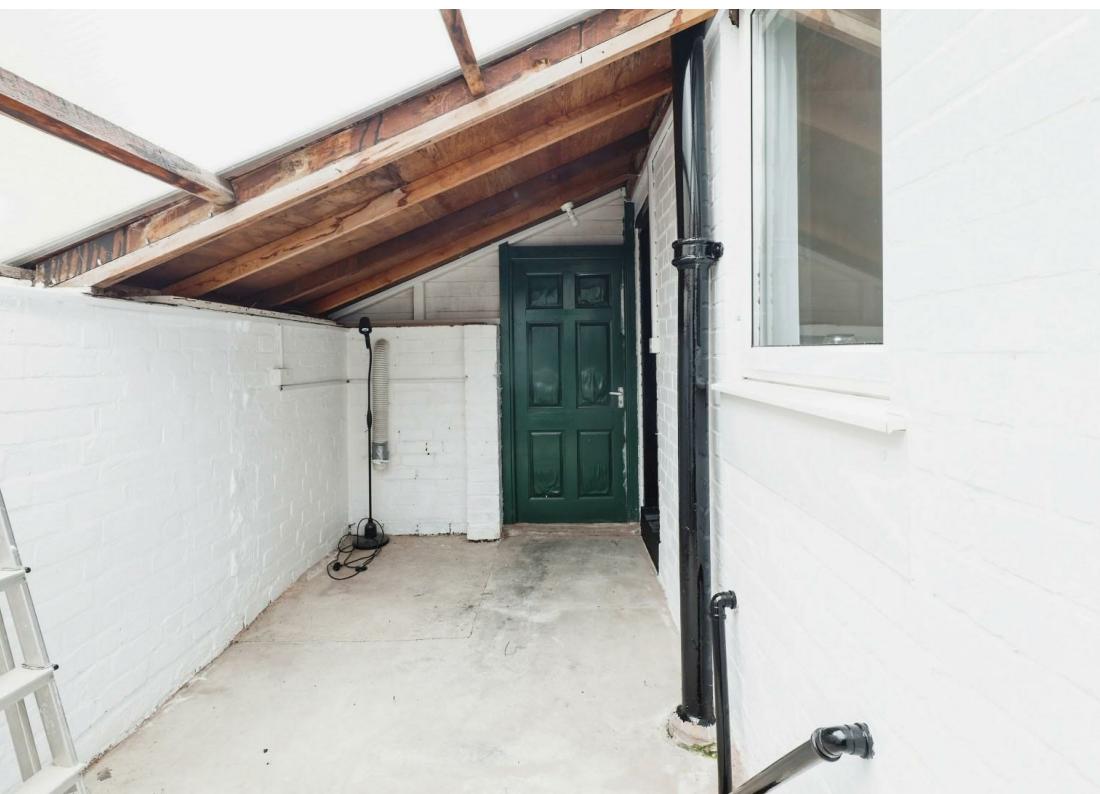
Having been recently renovated throughout and brought to the market for the first time in fifty years, this chain-free semi-detached property benefits from gas central heating, double glazing, upgraded electrics and recently re-plastered throughout. Boasting an enviable position on Holly Lane, the location provides excellent transport links including bus and railway lines to Birmingham City Centre and is ideal for Wylde Green local amenities.

The property simply must be viewed to be fully appreciated and briefly comprises; enclosed porch, entrance hallway with stairs to first floor and under-stairs storage, very generous sized lounge having beautiful feature fireplace and bay window to front, dining room with conservatory off, kitchen with double oven, hob and space for washing machine/tumble dryer and access to garage having electrically operated door with lean-to off and downstairs W.C. Upstairs, three very good sized bedrooms, bedroom one with bay window to front and bedroom two enjoying rear aspect. Upstairs is completed with two bathrooms, bathroom one having bath with white suite and bathroom two benefits from a shower, basin and toilet. What's more, the property boasts a half boarded loft with a high pitched roof and a Velux window, offering potential to extend upwards (subject to planning and approval).

Outside, driveway offering ample parking space and a fore garden and to the rear is an idyllic, very private garden with patio, lawn and trees/shrubs boarders.

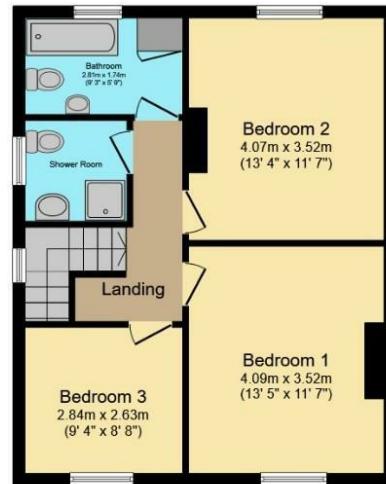
This property is perfect for young families, a viewing is highly recommended to avoid any disappointment of missing out on a truly fantastic buy.







**Ground Floor**



**First Floor**

Total floor area 139.3 m<sup>2</sup> (1,500 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).

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### Viewings

Please contact [sutton@hunters.com](mailto:sutton@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		66
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.