

# ENGLANDS



## Holly Road

Edgbaston, Birmingham, B16 9NL

£220,000



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A rare opportunity to acquire a distinctive property in Edgbaston, very well-located for convenient access into Birmingham City Centre. This spacious ground floor apartment is one of just three in this individual 1930's construction. The property comes with the additional benefit of a share in the freehold. Briefly comprising large hallway, two spacious reception rooms, three bedrooms, re-fitted shower room, kitchen, communal rear courtyard and double garage.

1 Hollies Court is located on Holly Road, off Hagley Road, giving access to the City Centre. Edgbaston Village is a short walk away with its range of shops, restaurants and also the West Midlands Metro stop. Harborne is close by and also the University of Birmingham and the Queen Elizabeth Hospital. Check our website, Rightmove, Zoopla and On The Market for a 360 virtual tour.

Pathway leads to side entrance door giving access to communal hallway with stairs rising to further properties. Number one is situated on the ground floor. UPVC entrance door with frosted double glazed panel leads into:

## HALLWAY

Spacious hallway, having two ceiling light points, original coving to ceiling, wood-style flooring, radiator and security answer phone.

## RECEPTION ROOM ONE

18'1" max into bay x 11'0" (5.532 max into bay x 3.353)

Having UPVC double glazed bay window overlooking the front elevation, wood flooring, original coving to ceiling, three wall lights and radiator.

## RECEPTION ROOM TWO

18'6" max into bay x 12'4" max (5.649 max into bay x 3.773 max)

Having UPVC double glazed bay window overlooking the front elevation, wood flooring, original fire surround, coving to ceiling and three wall lights.

## KITCHEN

9'4" max x 7'9" (2.865 max x 2.386)

Having a range of matching gloss wall and base units, roll top worksurfaces, integrated gas hob with extractor fan over and electric oven integrated below, 1 1/2 bowl stainless steel sink, drainer with mixer tap over, double glazed UPVC multi-pane window, plumbing for washing machine, further appliance space, recessed ceiling spotlights, tiled floor, radiator and part complementary tiling to walls.

## BEDROOM ONE

11'7" max x 10'11" max (3.536 max x 3.328 max)

Having wooden flooring, radiator, ceiling light point, multi pane UPVC double glazed window overlooking the rear courtyard and coving to ceiling.

## BEDROOM TWO

8'9" max to wardrobe x 8'6" (2.668 max to wardrobe x 2.605)

Having double glazed multi pane UPVC window overlooking the courtyard, ceiling light point, full width fitted cupboards, wood flooring and radiator. Housed in one of the cupboards is the wall-mounted Worcester gas Combi boiler

### BEDROOM THREE

9'11" x 6'1" (3.04 x 1.858)

Having UPVC double glazed window, ceiling light point and radiator.

### SHOWER ROOM

7'10" max x 5'11" (2.392 max x 1.804)

Having large walk-in shower cubicle, full complementary tiling to walls, double glazed UPVC window with frosted glass, wall-mounted shower with drench showerhead, plus handheld showerhead, shower screen, recessed ceiling spotlights, radiator, tiled floor, pedestal wash, handbasin, wall-mounted mirrored cabinet, low flush WC and extractor fan.

### OUTSIDE

Walled courtyard with paved seating area. Double garage

### ADDITIONAL INFORMATION

We are advised that the property includes a share of the freehold, with 992 years remaining. Service charge: £200 pcm  
COUNCIL TAX BAND C.





## Road Map



## Hybrid Map



## Terrain Map



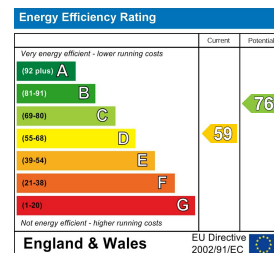
## Floor Plan



## Viewing

Please contact our Englands - Harborne Office on 01214271974 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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