



Hollyfaste Road, Birmingham







## Property Description

A well presented four bedroom semi detached property. Located on an established residential road, the property is near to LOCAL SCHOOLS, shops and other amenities, and with the A45 a short distance, a commute to Birmingham is easy. Call the sales team on 0121 742 1725. Viewings are an ABSOLUTE MUST to appreciate the size.

## Entrance Hall

Double glazed door to front aspect, central heating radiator, meter cupboard and under-stairs storage.

## Kitchen

20' 7" x 9' 10" (6.27m x 3.00m)

Double glazed window to rear aspect, double glazed sliding doors, gas cooker point and extractor hood.

## Conservatory

9' 3" x 8' 2" (2.82m x 2.49m)

Of upvc construction with double glazed windows to rear and side aspects.



## Landing

Airing cupboard.

## Bedroom One

12' 4" x 15' 6" (3.76m x 4.72m)

Double glazed window to rear aspect.

## Bedroom Two

8' x 12' 4" (2.44m x 3.76m)

Double glazed window to rear aspect and central heating radiator.

## Bedroom Three

11' 3" x 12' 5" (3.43m x 3.78m)

Two double glazed windows to front aspect, fitted wardrobes and central heating radiator.

## Bedroom Four

7' 11" x 8' 6" (2.41m x 2.59m)

Double glazed window to front aspect and central heating radiator.

## Bathroom

7' 10" x 4' 11" (2.39m x 1.50m)

Bath, shower, WC, hand wash basin and central heating radiator.

## W.C

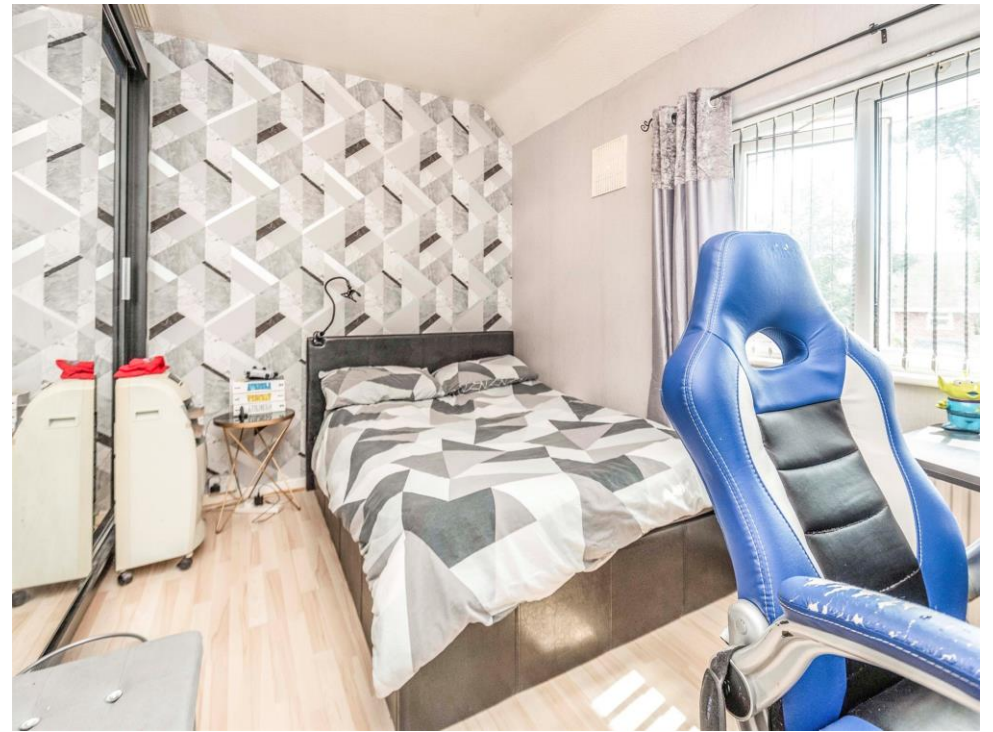
Double glazed window to side aspect, WC and hand wash basin.

## Garden

Slabbed patio leading to laid lawn.



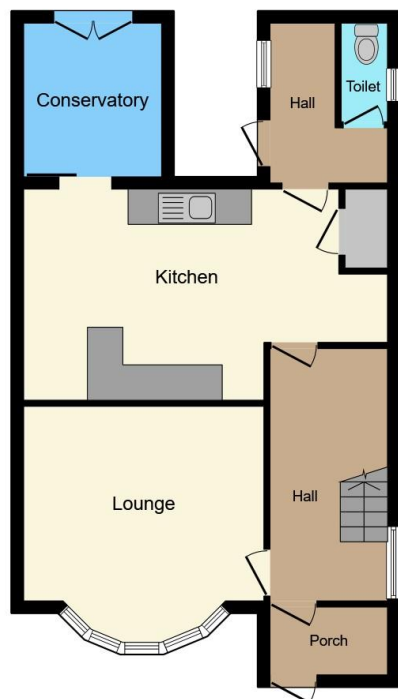












**Ground Floor**



**First Floor**



**Second Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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**EPC Rating: Awaited**

Tenure: Freehold

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