



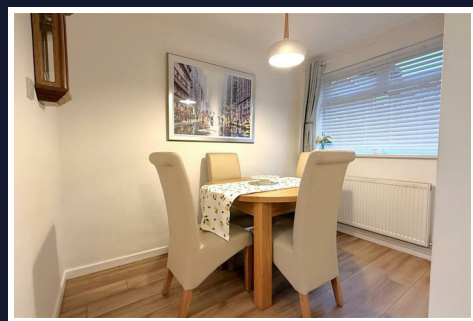
3 Hollybrow

Selly Oak, Birmingham, B29 4LX

Offers Over £300,000



EXCELLENT, EXTENDED THREE BEDROOM HOME - BEAUTIFUL CONDITION!! This is such a wonderful family home in a great location, that is ready to move straight into! Having undergone a vast scheme of modernisation throughout, this lovely home has been completely remodelled and improved to offer high specification, spacious, bright and airy accommodation throughout. Located on the Bournville Village Trust, perfectly placed for all the area has to offer including the much in-demand local schools, post office, beautiful parks, hospitals and Birmingham University and also giving excellent commuter links and also handily placed for all the amenities in Bournville and Northfield but also having Selly Oak and Harborne close at hand. In brief the house offers; fore garden, hallway, guest wc and shower room, modern re-fitted kitchen, extended dining room and outer lobby, hallway and rear entrance, landscaped rear garden, excellent rear garage and parking. To the first floor there is a superb main bedroom with double wardrobes, two double bedroom, single bedroom and a family bathroom. This is a beautiful home ready for its next chapter - call our Bournville team to book your viewing!



Approach

This nicely presented, much improved and extended three-bedroom mid-terrace property is approached via a walkway and pathway which dissects a beautifully landscaped, mature front garden. The garden features low-level hedging and shrubs to all boundaries, along with a varied selection of mature plants, trees and shrubs. The pathway then leads to a double-glazed composite front entrance door opening into:

Entrance Porch

With tiled floor covering, built-in storage and meter cupboards, and a glazed leaded-light internal door opening into:

Entrance Hallway

With wooden floor covering, central heating radiator, ceiling light point, door opening to an understairs storage cupboard, and internal door opening into:

Ground Floor Shower Room

8'04" x 3'10" (2.54m x 1.17m)

Fitted with a push-button low-flush WC, corner wash hand basin with hot and cold taps, frosted double-glazed window to the front aspect, walk-in shower with Mira powered shower, heated towel rail, tiled floor and ceiling light point.

Re-Fitted Kitchen

9'11" x 12'02" (3.02m x 3.71m)

Fitted with a range of light grey matching wall and base units with marble-effect work surfaces incorporating a ceramic sink with hot and cold mixer tap. There is space and plumbing for a washing machine, an integrated double oven and grill, built-in electric hob with stainless steel extractor hood over, double-glazed window to the front aspect, wood-effect floor covering, feature under-cupboard lighting,

streamline dishwasher, integrated fridge and freezer, and two ceiling light points.

Dining Extension

9'08" x 6'2" (2.95m x 1.88m)

With double-glazed window to the front aspect, continued wood-effect floor covering, central heating radiator, ceiling light point and walkway into:

Outer Lobby Area

4'02" x 5'09" (1.27m x 1.75m)

With continued wooden floor covering, UPVC double-glazed door providing access to the side return and rear garden, additional double-glazed window to the rear aspect and ceiling light point.

Spacious Living Room

15'06" x 15'05" into bay (4.72m x 4.70m into bay)

Accessed via a glazed internal door from the hallway. The room features a double-glazed bay window to the rear aspect, two ceiling light points, cornicing to the ceiling, inset gas fire with marble-effect hearth, surround and mantelpiece, central heating radiator, feature original circular window to the hallway, and further feature glazed double French doors opening into:

Inner Lobby

With stairs giving rise to the first floor landing, central heating radiator, UPVC double glazed door giving access to the rear garden, storage cupboard and cornice to ceiling.

First Floor Accommodation

From the inner lobby area stairs with balustrades gives rise to the first floor landing with loft access point, ceiling light point, door opening into airing/boiler cupboard housing Worcester Bosch combination boiler and in-built shelving

and internal doors with bespoke leaded light windows above opening into:

Bedroom One

11'02" x 13'04" (3.40m x 4.06m)

With double mirror fronted in-built wardrobes, double glazed window giving elevated picture views, central heating radiator, radiator, ceiling light point and wall mounted light point.

Bedroom Two

11'02" x 9'01" (3.40m x 2.77m)

With double glazed window giving lovely green open views to the front aspect, ceiling light point, central heating radiator and further in-built double wardrobe.

Bedroom Three

10'06" x 7'05" (3.20m x 2.26m)

With double glazed window to the rear aspect, ceiling light point, central heating radiator and double in-built wardrobe over stairs.

Bathroom

7'03" x 5'06" (2.21m x 1.68m)

Fitted with a panel bath with hot and cold taps, pedestal wash hand basin with hot and cold taps, low-flush WC, central heating radiator, frosted double-glazed window to the front aspect, ceiling light point, tiling to half-wall height and tiled floor.

Rear Garden

Accessed via the inner lobby or side return, the rear garden is fully landscaped and features a block-paved patio leading around to a side garden seating area. The main garden is laid predominantly to mature lawn, with a further circular patio seating area, decorative flower beds to borders, and is enclosed with panel fencing and hedgerows. Steps lead down to a wooden access door opening into:

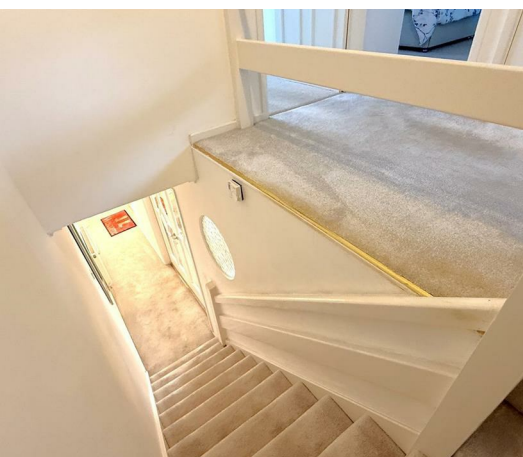
Garage

With single glazed window to rear garden, a metal up and over door to the rear driveway suitable for two vehicles.

Tenure

The agent understands that the property is Freehold. However, we have not inspected or verified the legal title to the property. All interested parties should obtain confirmation of tenure and any associated matters from their Solicitor or Surveyor prior to committing to purchase.





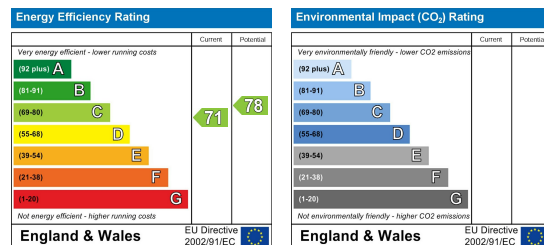
Floor Plan



Viewing

Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

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