

AP MORGAN



Holly Hill Road, Rubery
Offers Over £220,000

Features:

- Well-Presented End-Terrace House
- Three Bedrooms
- Spacious Lounge & Large Conservatory
- Open Plan Kitchen/Diner
- Family Bathroom
- Front & Rear Gardens
- On-Road Parking
- EPC- D

Description:

This well-presented and stylish three-bedroom end-terrace house is situated in the sought after area of Rednal, Birmingham. Ideal for first time buyers looking for a lovely family home with a modern décor and amenities including shops, schools and public transport links all located nearby.

Upon approach to the property there is a front garden with pathway leading up to the entrance porch and garden store. There is on road parking at the front of the property subject to availability.

Moving inside, the property briefly comprises of an entrance porch, spacious lounge with stairs to first floor landing, stylish and open plan kitchen/diner with integrated oven and hob, Large and bright conservatory with double door for access into the garden, two double bedrooms, one good sized single bedroom with storage cupboard, finally a family bathroom with bath and electric shower.

The rear garden is a good size comprising of a patio area perfect for outdoor furnishings and a lawn with large tree at the rear providing plenty of shade onto the garden. There is a side and rear gate for ease of access into the garden.

The property benefits from proximity to local shops, whilst nearby Longbridge and Northfield town centres provide further shopping opportunities and amenities. Longbridge and Northfield train stations also provide direct trains into Birmingham City Centre.

The property is also conveniently positioned for travel via road to Birmingham City Centre, the M5 and M42



motorways, and beyond. Several well-regarded primary schools, secondary schools, and higher education institutions are also located nearby.

Details:

Living Room 15'3" x 13'6" (4.65m x 4.11m)

Kitchen/Dining Room 15'2" x 9'9" (4.62m x 2.97m)

Conservatory 14'6" x 7'7" (4.42m x 2.3m)

Landing

Bedroom One 11'5" x 9'1" (3.48m x 2.77m)

Bedroom Two 11'8" x 8'2" (3.56m x 2.5m)

Bedroom Three 8'10" x 5'10" (2.7m x 1.78m)

Bathroom 6'8" x 5'7" (2.03m x 1.7m)



EPC Rating: D

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 827 6827.

How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly.

The initial appointment is free and without obligation. Call us on 0121 827 6827, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

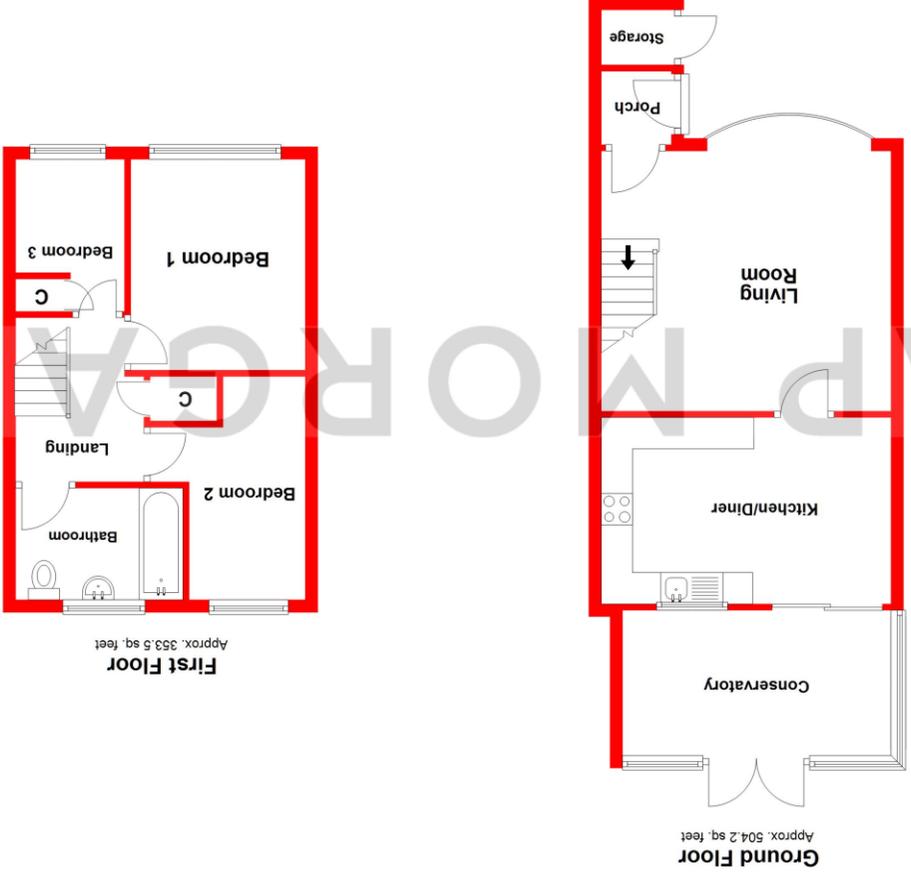
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

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Total area: approx. 857.7 sq. feet

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using Planip.

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