



## 5 Hollyhurst, Birmingham, B46 1PS

**£350,000**

This well presented link semi detached home briefly comprises porch, lounge, kitchen/diner, three good size bedrooms and family bathroom. The property has a driveway to the front leading to the garage and an enclosed garden to the rear. NO UPWARD CHAIN. Call now to view !

## Approach

Via driveway with access to garage, low maintenance stoned area with mature shrubs.



## Porch

Double glazed door and windows to front and wall light point.

## Lounge

11'3 x 14'2 plus bay (3.43m x 4.32m plus bay)

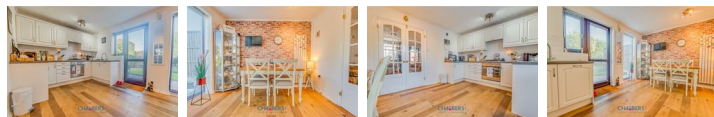
Double glazed bay window and door to front, stairs to first floor accommodation, ornamental fireplace surround with electric fire, under stairs storage cupboard, double doors leading to kitchen, radiator, two wall light points and two ceiling light point.



## Kitchen/Diner

14'5 x 9'8 (4.39m x 2.95m)

Two double glazed windows to rear, double glazed door leading to garden, wall base and drawer units, integrated electric oven, gas hob with extractor over, integrated dishwasher and fridge freezer, sink with drainer and mixer tap, radiator and two ceiling light points.



## Landing

Storage cupboard, loft access and ceiling light point.

## Bedroom One

11'2 min x 11'9 plus bay (3.40m min x 3.58m plus bay)

Double glazed bay window to front, double glazed round window to front, built-in wardrobes and storage, radiator and ceiling light point.



## Bedroom Two

7'5 x 12'3 (2.26m x 3.73m)

Double glazed window to rear, radiator and ceiling light point.



## Bedroom Three

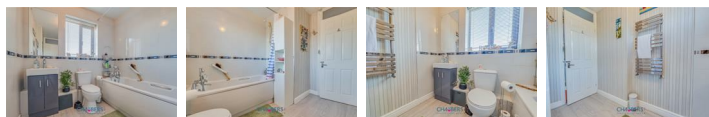
15'9 x 8'10 (4.80m x 2.69m)

Double glazed window to front and rear, loft access, radiator and ceiling light point.



## Bathroom

Double glazed obscured window to rear, panelled bath with electric shower, low level w/c, hand wash basin with storage below, heated towel rail and ceiling light point.



## Garage

16'6 x 8'4 (5.03m x 2.54m)

Up and over door to front, power points, wall mounted boiler, plumbing for washing machine, door to rear and ceiling light point.

## Rear Garden

Block paved patio, rear paved patio, door to garage, area laid to lawn, mature shrubs to borders and enclosed to neighbouring boundaries.



## Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations: intending purchasers will be

required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band: D

EPC Rating: TBC



| Energy Efficiency Rating                                        |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very energy efficient - lower running costs                     |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (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 |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

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