



## **45 Holly Lane, Marston Green, B37 7AN**

### **£525,000**

This immaculate extended detached bungalow briefly comprises hallway, lounge, dining room, kitchen, three double bedrooms (master having an ensuite), utility room, separate w/c and garage. There is a large rear garden and a block paved driveway providing ample parking. This home offers huge potential and must be viewed to appreciate the property on offer ! The property is local to schools, local amenities, motorway links, Birmingham Airport and train stations. Call Now to VIEW !

## Approach

Block paved driveway to front



## Porch

Double glazed door and window to front, ceiling light point

## Hallway

Door to front, Amtico flooring, Radiator, ceiling light point, loft access, two wall light points



## Lounge

28'01 x 14 (8.56m x 4.27m)

2 Double glazed windows to side, double glazed patio doors leading to conservatory, gas fire with decorative surround, two ceiling light points, 5 wall light points, Radiators



## Dining Room

10'07 x 15'06 (3.23m x 4.72m)

Double glazed window to side, radiator, ceiling light point



## Kitchen

16 x 10 (4.88m x 3.05m)

Double Glazed window to rear, Wall, Base units and drawers, space for double cooker, dishwasher, integrated hob with extractor above, breakfast bar, sink with mixer tap and drainer, spot lights to ceiling, radiator, door to side entry



## Conservatory

11'07 x 13 (3.53m x 3.96m)

Double glazed windows to all elevations, double doors to garden, ceiling light point.



## Side Entry

Door to garden, storage cupboard

## Separate W/C

Window to side, low level w/c and ceiling light point.



**Utility**

9'03 x 15'08 (2.82m x 4.78m)

Wall, base and drawer units, double glazed window to side, space for white goods, four sky lights, sink with mixer tap and drainer, door to side.



**Bedroom One**

13'08 x 9'06 + recess 10'07 (4.17m x 2.90m + recess 3.23m)

Double glazed window to front, spot lights to ceiling, walk in wardrobe, radiator



**Ensuite**

Double glazed window to rear, shower, wash hand basin with vanity below, low level W/C, radiator, ceiling light point, extractor fan



**Bedroom Two**

12'04 x 10'06 (3.76m x 3.20m)

Double glazed window to front, ceiling light point, radiator



**Bedroom Three**

10'05 x 10'10 (3.18m x 3.30m)

Double glazed window to side, cleaning light point, radiator



**Family Bathroom**

Double glazed window to side, low level W/C, bath, wash hand basin with vanity unit, shower, spot lights to ceiling, radiator



### Rear Garden

Brick built tool store, block paved patio area, mainly laid to lawn, lighting, pond, mature shrubs and trees to borders



### Garage

9'07 x 17'03 (2.92m x 5.26m)

Double open doors, ceiling light point, power point.

### 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 - E

EPC Rating -E

**Ground Floor**  
Approx. 159.9 sq. metres (1721.7 sq. feet)



Total area: approx. 159.9 sq. metres (1721.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			<b>65</b>
(39-54) <b>E</b>	<b>44</b>		
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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