

# Hollyfield Road Sutton Coldfield

West Midlands, B75 7SN

Offers over £325,000



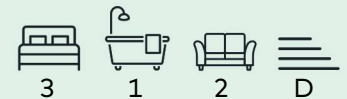
## Why this home is chosen...

Ideally located a stones-throw away from Hollyfield Primary School and a short walk from Fairfax Academy (local secondary school), this beautifully presented family home offers a modern breakfast kitchen, two reception rooms, guest W.C, three bedrooms, and a lovely rear garden. This beautiful family home is close to local shops and amenities, and perfectly located for transport links.

## A quick tour

Highlights of this property include:

- Excellent school catchment
- Beautiful family home
- Modern breakfast kitchen
- Decent sized garden
- Two reception rooms
- Local shops and amenities within walking distance
- Did we mention the excellent location?



Welcome to wonderful homes.

0121 222 1180 | team@chosenhome.com | chosenhome.com

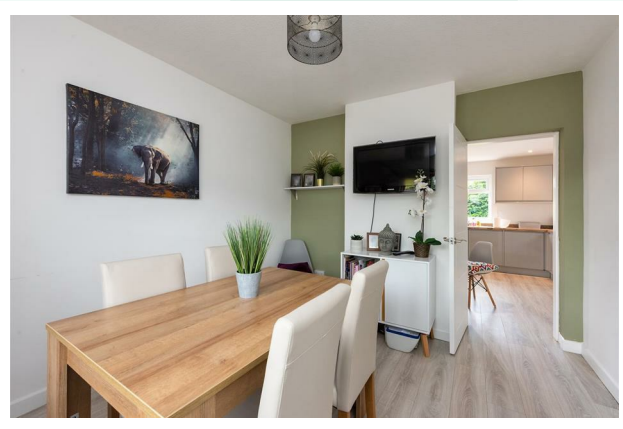
chosen

# 21 Hollyfield

Sutton Coldfield B75 7SN  
Road

Offers over £325,000

Come on in...



## VIEWING

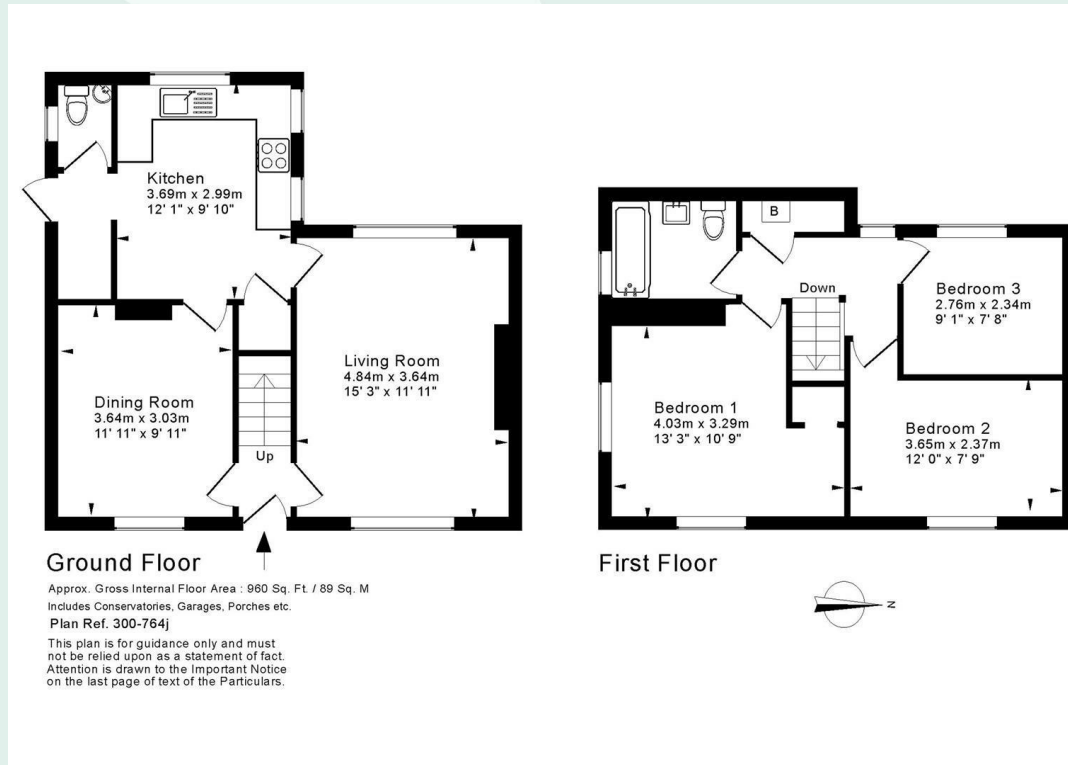
To view this property or for more information please contact the office on 0121 222 1180 or email on [team@chosenhome.com](mailto:team@chosenhome.com)

Welcome to wonderful homes.

0121 222 1180 | [team@chosenhome.com](mailto:team@chosenhome.com) | [chosenhome.com](https://www.chosenhome.com)

chosen

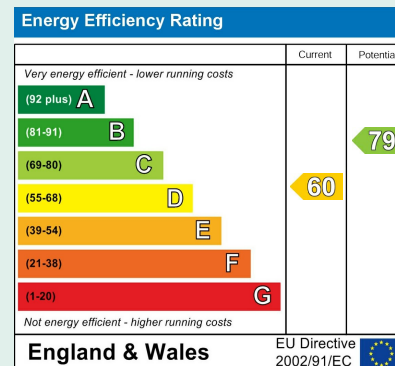
## FLOOR PLAN



## HYBRID MAP



## ENERGY EFFICIENCY



## PURCHASER FEE

Chosen Home Limited charge a purchase fee of 1% plus VAT of the selling price (subject to a minimum fee of £2,000 plus VAT) which is payable by the purchaser on completion of the sale and is to be a condition of sale in the contract. It is for the sellers lawyers to collect this fee with the purchase price on completion. The estate agents costs must be sent to the estate agents by telegraphic transfer by the sellers solicitors prior to keys being released.

Welcome to wonderful homes.

0121 222 1180 | team@chosenhome.com | chosenhome.com

chosen