



**27 Holly Lane, Smethwick, B66 1QN**

**Asking Price £125,000**

Hadleigh Estate Agents are delighted to offer this two bedroomed terraced house for sale. Offered with no upward chain and conveniently located. Holly Lane offers access to excellent transport links into Birmingham City Centre and is within easy reach of local amenities.

In brief the property comprises, front dining room, an additional lounge and fitted kitchen. Upstairs are two double bedrooms and family bathroom. To the rear of the property is a private garden.

We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Freehold

EPC - C

Council Tax Band - A



## Dining Room



UPVC front door, window to front elevation, gas central heating radiator and ceiling light point.

## Lounge



Window to rear elevation, ceiling light point, gas central heating radiator, understairs storage and stairs to first floor.

## Kitchen



Fitted kitchen with a range of base and wall units. Window to rear and side elevation along with patio door. Plumbing for washing machine, ceiling light point and gas central heating radiator.

## Master Bedroom



Window to front elevation, gas central heating radiator and ceiling light point.

## Bedroom 2



Window to rear elevation, ceiling light point, gas central heating radiator and internal storage cupboard.

## Bathroom



Partially tiled walls, obscure glazed window to rear elevation and gas central heating radiator. Low level flush WC, hand wash basin and bath with electric shower over.

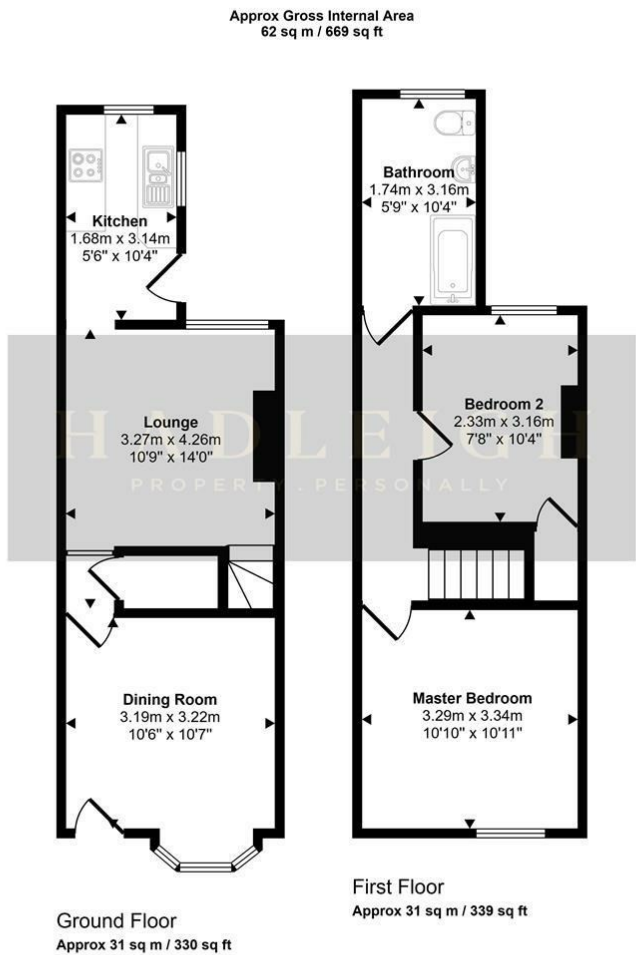
## Garden



Rear patio area, with a range of fenced and wall boundaries. Additional garden area to rear via gate.

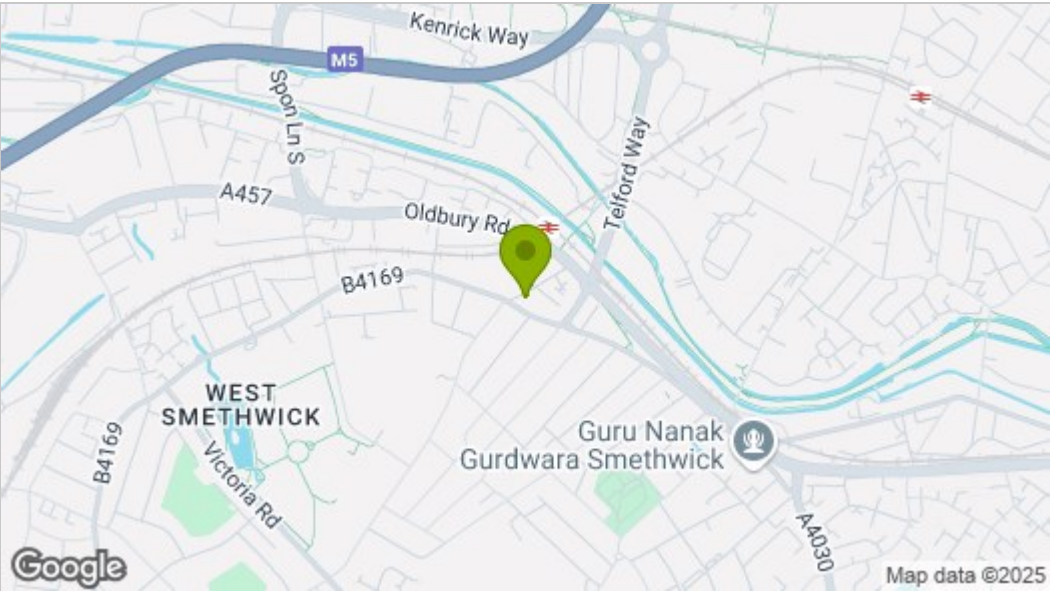


Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

