



32 Hollycot Gardens

Balsall Heath, Birmingham, B12 9TW

Offers Over £220,000



LOVELY THREE BEDROOM END-TERRACE HOME IN NEED OF IMPROVEMENT AND MODERNISATION OFFERING NO UPWARD CHAIN We are pleased to offer this lovely three bedroom end-terrace home located in a quiet cul-de-sac location of Hollycot Gardens. Offering all the benefits of residential streets, local businesses, and green spaces, offering a balanced urban living experience. Balsall Heath has undergone significant regeneration in recent years, with improvements to infrastructure and amenities. The area is well-connected by public transport, providing easy access to Birmingham's cultural, educational, and commercial districts, being in close proximity to Moseley Road and allowing access to the City Central and Moseley Village via local transport links. The property offers front wrap-around garden, enclosed porch, hallway, downstairs WC, kitchen/diner and living room, both with access to the rear garden. To the first floor there are three bedrooms, storage cupboard and a family bathroom. The property is in need of a renovation but has ample potential and offers no upward chain. Energy Performance Rating - D. To arrange a viewing, please call our Moseley office



Approach

The property is approached via a paved driveway with decorative shrubs and trees to side and lawn turfed area leading to a UPVC opaque door opening into:

Inner Porch

With door opening into meter cupboard, ceiling light point, double glazed opaque window to the side aspect and further wooden single glazed door opening into:

Hallway

With stairs giving rise to the first floor landing, under stairs storage, laminate wood effect flooring, warm air heating system, door opening into storage cupboard and door opening into:

Ground Floor WC

2'7" x 5'8" (0.79 x 1.74)

With double glazed opaque window to the rear aspect, ceiling light point, lino to flooring, low flush WC and wall mounted sink with mixer tap over.

Kitchen

11'3" x 15'7" (3.44 x 4.75)

With tiled flooring, wall and base units, marble effect work surface, one and a half bowl stainless steel sink and drainer with mixer tap over, tiling to splash

backs, space for cooker, washing machine and fridge freezer, ceiling extractor fan, ceiling spotlights, double glazed window to the rear aspect, double glazed opaque patio door with accompanying window giving access to the rear garden and door opening into useful storage cupboard.

Living Room

10'7" x 17'6" (3.24 x 5.34)

With double glazed window to the front aspect, double glazed patio door giving access to the rear garden, to ceiling light point and warm air heating.

First Floor Accommodation

storage cupboard 3'1" x 7'11" (storage cupboard 0.95 x 2.42)

From hallway stairs gives rise to the first floor landing with double glazed window to the front aspect, ceiling light point, door opening into storage cupboard providing useful storage, door opening into airing cupboard housing the water tank and ceiling light point and further doors opening into:

Bedroom One

7'11" x 14'4" (2.43 x 4.37)

With ceiling light point, double glazed window to the rear aspect and warm air heating.

Bedroom Two

11'6" x 11'8" (3.53 x 3.57)

With double glazed window, ceiling light point and warm air heating.

Bedroom Three

6'8" x 11'6" (2.04 x 3.53)

With double glazed window to the rear aspect, ceiling light point and wall air heating.

Bathroom

5'9" x 6'8" (1.76 x 2.05)

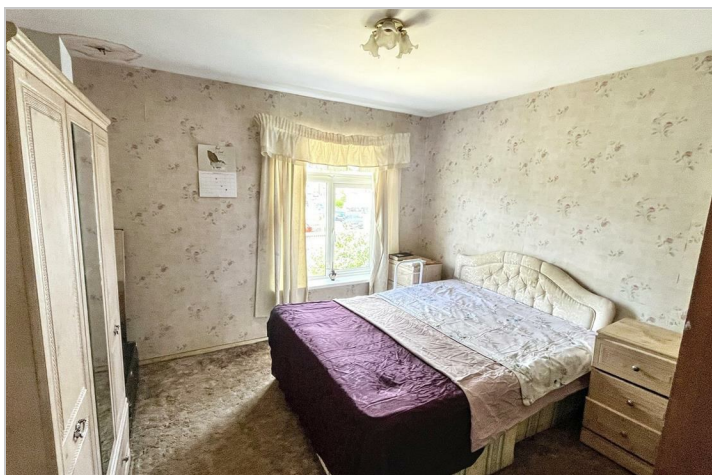
With low flush WC, sink in vanity unit with mixer tap over, panel bath with mixer tap over and Triton shower over, lino to flooring, tiled surround, ceiling light point and double glazed opaque window to the front aspect.

Rear Garden

With a paved patio area leading to lawned area with decorative trees and shrubs to borders, brick outhouse and being finished with fencing surround.

Council Tax Band

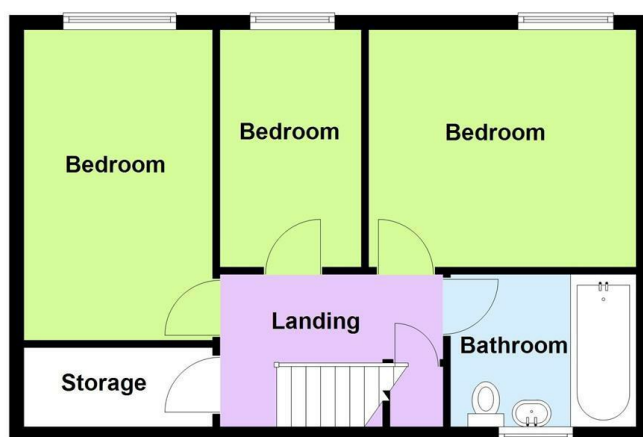
According to the Direct Gov website the Council Tax Band for 32 Hollycot Gardens Balsall Heath, Birmingham, B12 9TW is band A and the annual Council Tax amount is approximately £1,491.33, subject to confirmation from your legal representative.





Floor Plan

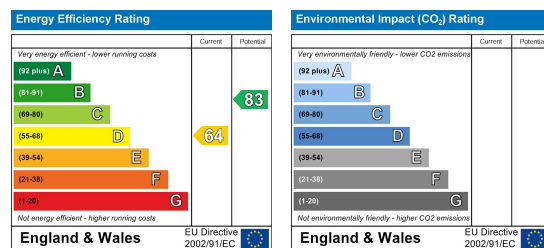
Hollycot Gardens - NOT TO SCALE - For illustrative purposes only



Viewing

Please contact our Rice Chamberlains Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.