



**Holmes Drive, Birmingham**

Offers in Excess of £310,000



**Features:**

- Excellent extended detached home
- Four Bedrooms
- Two Bathrooms
- Lounge and formal dining room
- Breakfast kitchen
- Study, ground floor w.c.
- Low maintenance rear garden with shed
- 3/4 Car parking to front driveway

**Description:**

A most excellent FOUR BEDROOM, EXTENDED DETACHED home. Well placed for a good choice of shopping facilities in the high street, St Chads Park and play fields, a full age range of schooling, as well as bus/rail connections into Birmingham and minutes from M5 junction 4. The property is set back behind a 3/4 car hard print driveway with porch leading into the accommodation comprising: Hallway, having access to the modern ground floor w.c., study with storage cupboard and a spacious extended breakfast kitchen. The owner is leaving the range style gas oven and American style fridge/freezer, there is plumbing for further appliances and a breakfast bar. 17ft lounge with log burner to fireplace, French doors to the rear garden and doorway leading into the dining room. Upstairs has an impressive master bedroom with its own contemporary styled en-suite bathroom off. Two further double bedrooms, bedroom two with fitted wardrobe and finally single bedroom four. The shower room has been upgraded along with the separate w.c. off the landing. Outside at the rear, the garden has been laid in mind with low maintenance and is laid mainly with decorative paving to seating areas and contains a timber shed, tree screening to the rear and a side gate for access to the front. Other benefits include: Double glazing, and gas central heating to radiators. WELL WORTH AND EARLY VIEWING TO INSPECT FURTHER.





**Details:**

**Entrance Porch**

**Hallway**

**Ground floor w.c.**

**Study**

7' 8" x 6' 2" (2.34m x 1.88m)

**Extended Lounge**

17' 0" x 11' 7" (5.18m x 3.53m)

**Extended Dining Room**

18' 8" x 7' 4" (5.69m x 2.23m)

**Extended Breakfast Kitchen**

12' 9" x 11' 6" both max (3.88m x 3.50m)

**Stairs rise to first floor**

**Master Bedroom**

14' 0" x 10' 2" (4.26m x 3.10m)

**Ensuite Bathroom**

10' 0" x 5' 5" (3.05m x 1.65m)

**Bedroom 2**

9' 7" to wardrobes x 9' 11" (2.92m x 3.02m)

**EPC Rating:**

**Council Tax Band:** (tbc by solicitors).

**Tenure:** (tbc by solicitors).

**For more information or to arrange a viewing, please call us on 01527 910 300.**



## How can we help you?

### Need a mortgage?

We recommend Morgan Financial Solutions. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 910 300, or visit their website for more information: [www.morganfs.co.uk](http://www.morganfs.co.uk)

### Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.

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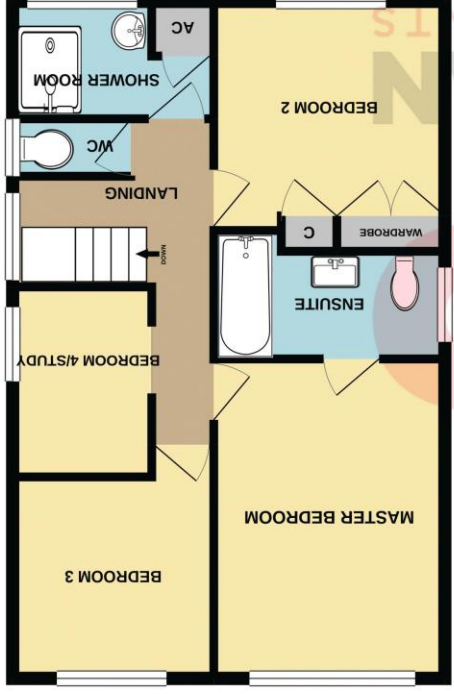
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GROUND FLOOR  
694 sq. ft. (64.5 sq. m.) approx.



1ST FLOOR  
580 sq. ft. (53.9 sq. m.) approx.



What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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