



H&S

**Horton  
& Storey**

HOLE FARM ROAD, BIRMINGHAM,  
OFFERS OVER £240,000



H&S



## LOCAL AREA

The property is located within the Bournville Village Trust estate in South Birmingham. This area has been an area in high demand for many years. The balance of transport links, it's locality to Birmingham city centre and high level of parkland make it a very sought after area within Birmingham. The property is nestled between Victoria Common and Woodland Park offering park land within a reasonable distance.



## FRONT APPROACH

Paved driveway leading to double glazed porch.

## ENTRANCE PORCH

Double glazed entrance porch, leading to;

## THROUGH LOUNGE/DINING ROOM 26' 6" x 14' 0" (8.08m x 4.29m (narrowing to 7'11"))

A spacious dual aspect reception room that naturally divides in to a lovely lounge area and a rear dining area.



There is a front aspect double glazed window, a rear aspect window and a double glazed door, coving, access to the kitchen and stairs leading to the first floor landing.

**KITCHEN 10' 7" x 7' 8" (3.23m x 2.36m)**

Having wall and base units with roll edge surfaces over, inset stainless steel sink and drainer unit with mixer taps over, tiled walls, plumbing for automatic washing machine, built in oven, gas hob, serving hatch, wall mounted radiator, door to;



**INNER LOBBY**

Door to rear garden, door to;

**INTEGRAL GARAGE 16' 4" x 7' 1" (5m x 2.18m)**

Having metal up and over door.

**FIRST FLOOR**

**FIRST FLOOR LANDING**

Doors to bedrooms. Loft access hatch providing access to loft space.



**BEDROOM ONE 13' 5" x 10' 0" (4.11m x 3.07m)**

Double glazed window to front elevation, wall mounted radiator, fitted bedroom suite comprises; wardrobes and laminate floor.

**BEDROOM TWO 12' 9" x 9' 10" (3.91m x 3m)**

Double glazed window to front elevation, wall mounted radiator, laminate floor.

**BEDROOM THREE 10' 0" x 7' 1" (3.05m x 2.16m)**

Double glazed window to rear elevation, wall mounted radiator, cupboard housing combination boiler and bathroom underfloor heating panel.



**FAMILY BATHROOM**

Obscured double glazed window to rear elevation, roll top bath with shower screen and overhead shower, wash basin, low level flush w.c., tiled walls, wall mounted radiator. This bathroom benefits from underfloor heating.



## EXTERNAL

### REAR GARDEN

The rear garden offers privacy. It has shrubs and flowers bordering the laid lawn. It has fencing to all boundaries and includes a large potting shed.

### FRONT ASPECT

The front aspect benefits from a garden laid to lawn with a driveway which is block paved.

### REFURBISHMENT WORKS

The property has recently had a new bathroom suite installed with underfloor heating. The property was fully rewired in 2014. All certification available upon request.

### TRANSPORT LINKS

The property is located within close proximity of the A38 with links to Birmingham city centre, Bromsgrove and the national motorway network.



## THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

'Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request'.

### PLEASE NOTE

Under the provisions of the Section 21 of the Estate Agents Act 1979 the directors of Horton Storey Ltd would like to disclose their personal interest in this property.



TOTAL APPROX. FLOOR AREA 904 SQ.FT. (84.0 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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 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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