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For Sale

offers in the region of **£210,000**



Melville Hall Holly Road Edgbaston BIRMINGHAM B16 9NJ

Prime Properties in Edgbaston! Discover this spacious three-bedroom property on Holly Road, brought to you by Connells Bearwood. Perfect for families, commuters, or investors looking for a well-connected home in a popular location. *Contact Us Today 0121 420 3611*

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Enterance Hall

Dining Room/Lounge

This spacious living and dining area offers a warm, inviting atmosphere with elegant parquet flooring and soft neutral décor. A wide archway connects the two spaces, creating a natural flow ideal for entertaining. The living area features a decorative marble fireplace, large windows for plenty of natural light, and refined touches such as classic coving and ceiling light point.

Kitchen

This well-appointed kitchen features light-toned cabinetry, a tiled splashback, and wood-effect flooring. The layout offers ample worktop space and storage, with a built-in cooker and extractor fan, plus plumbing for appliances. A glazed door leads out to the balcony, complemented by a small window also overlooking the outdoor space, bringing in natural light.

Bedroom One

This generously sized bedroom features polished herringbone flooring and soft neutral décor, creating a calm and elegant atmosphere. A large window allows for plenty of natural light, with a radiator positioned beneath and a ceiling light point above.

Bedroom Two

This neatly presented room features herringbone-style flooring and soft neutral decor. A window with radiator beneath allows natural light and a ceiling light point above. The room also benefits from a built-in storage cupboard, offering useful space for clothing and personal belongings.

Bedroom Three

This bright room is currently arranged as a study, featuring herringbone-style flooring and neutral décor. A door and window provide plenty of natural light and fresh air, creating a pleasant outlook. This space offers flexibility as a home office, creative studio, or guest bedroom, and benefits from a built-in storage cupboard.

Bathroom

This stylish bathroom combines clean lines with decorative detail, featuring a white pedestal basin, bath and overhead shower. A mix of plain and patterned tiling, while a large window brings in natural light. The space also includes a mirrored cabinet, chrome towel rail, wood-effect flooring. and a built-in storage cupboard, creating a bright and practical setting with useful concealed storage.













Total floor area 111.3 m² (1,198 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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SMETHWICK B66 4AP

Property Ref: BEA312659 - 0004

Tenure:Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 922.04

Ground Rent: 200.00

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This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1997. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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