PAUL CARR Estate Agents Sales & Lettings

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Hollyhurst Road, Sutton Coldfield, B73 6SZ

£450,000

Situated on Hollyhurst Road in Sutton Coldfield, this beautifully maintained three-bedroom semi-detached family home offers spacious, versatile accommodation and a stunning landscaped rear garden. Conveniently positioned for Sutton Park, reputable local schools, public transport links and Princess Alice Retail Park, the property is presented in excellent condition throughout and has clearly been lovingly cared for by its current owner.

A welcoming entrance hallway leads to a front-facing dining room and a comfortable rear-facing lounge. A modern fitted kitchen is complemented by a useful utility room, rear porch and ground-floor WC, while an integral garage provides additional practical space.

To the first floor, the landing gives access to three bedrooms and an additional room ideally suited to use as a study or dressing room. Bedroom three benefits from an en suite shower room fitted with a shower and wash hand basin. The family bathroom has a luxurious feel, featuring a walk-in shower, separate bath, low-flush WC and wash hand basin.

To the front, a block-paved driveway provides off-road parking. The beautifully landscaped rear garden is a particular highlight, with a well-tended lawn, mature shrubbery and colourful floral borders. A seating area and fish pond complete this delightful outdoor setting.

Offering a superb combination of character, comfort and practicality in a convenient location, this lovely family home deserves an internal viewing to fully appreciate its condition, accommodation and exceptional garden.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D payable to Birmingham City Council.

Services Connected: Gas/Electric/Water/Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via Streetly@paulcarrestateagents.co.uk


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Accommodation

Entrance Hall
15' 0" x 5' 11" (4.57m x 1.80m)

Lounge
14' 4" x 10' 5" (4.37m x 3.17m)

Dining Room
14' 5" x 10' 5" (4.39m x 3.17m)

Kitchen
16' 10" x 8' 10" (5.13m x 2.69m)

Utility Room
7' 5" x 3' 11" (2.26m x 1.19m)

WC
4' 7" x 2' 4" (1.40m x 0.71m)

First Floor Landing

Bedroom One
14' 7" x 10' 5" (4.44m x 3.17m)

Bedroom Two
14' 7" x 10' 5" (4.44m x 3.17m)

Bedroom Three
9' 3" x 7' 9" (2.82m x 2.36m)

En Suite Shower
7' 4" x 2' 7" (2.23m x 0.79m)

Study/Bedroom Four
8' 5" x 7' 5" (2.56m x 2.26m)

Family Bathroom
8' 5" x 7' 5" (2.56m x 2.26m)

Garage
17' 3" x 10' 3" (5.25m x 3.12m)















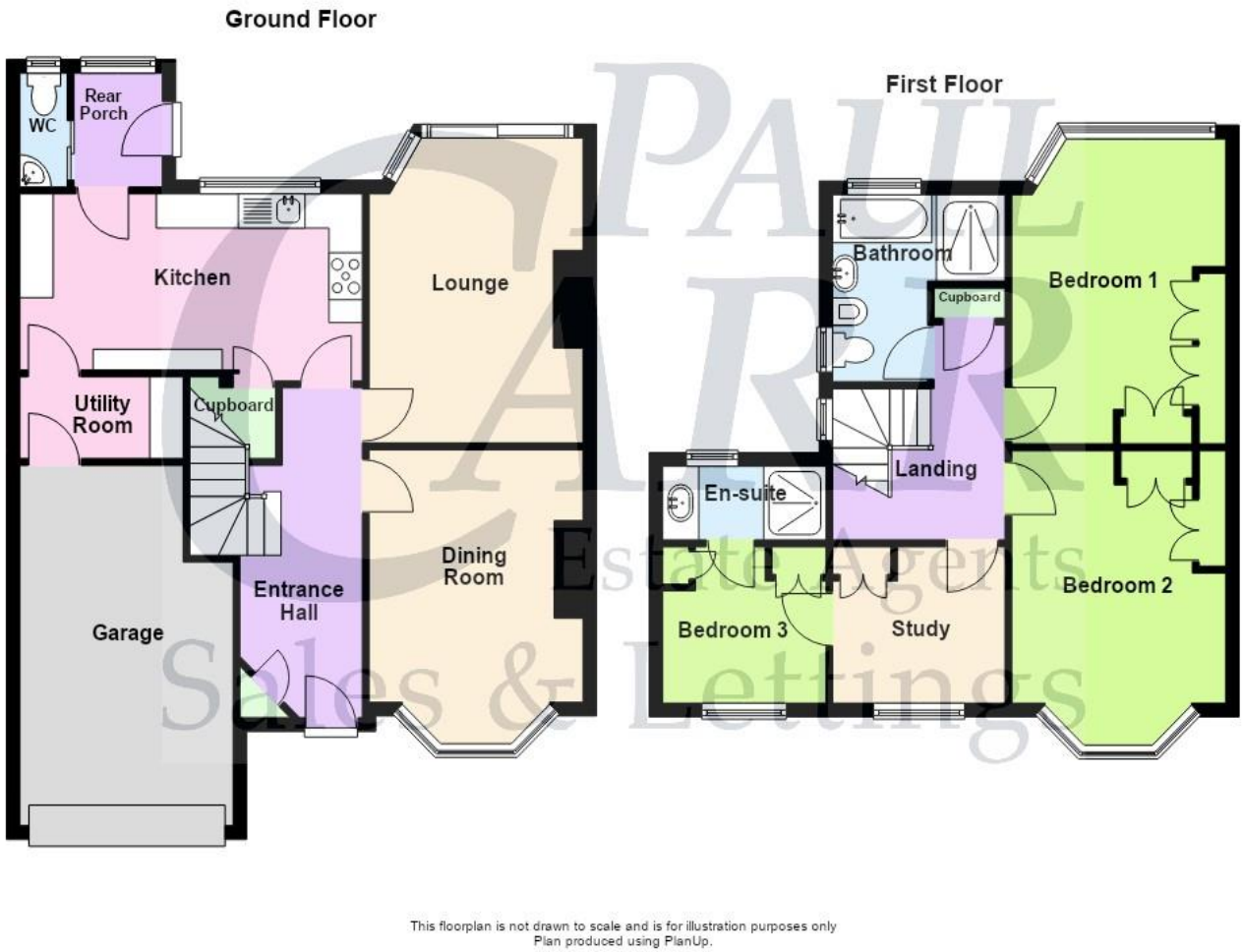




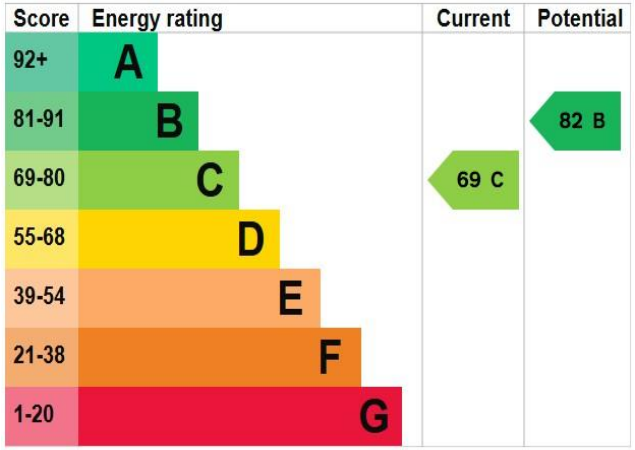


Floor Plan

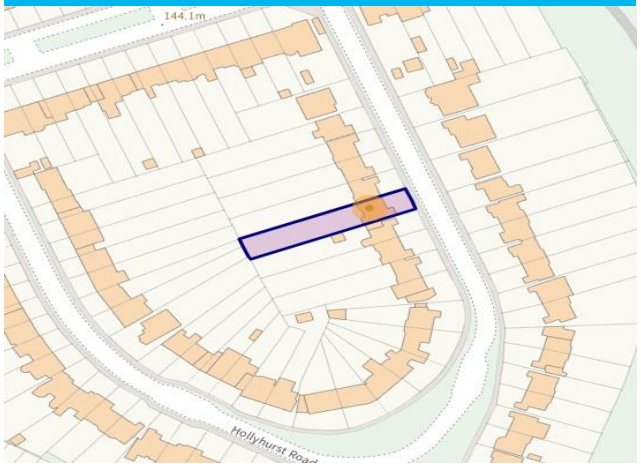
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating



Map Location









































Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 30th October 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.