



BOMAR, HOLLYHURST ROAD

SUTTON COLDFIELD - OFFERS OVER £350,000

chosen



Why this home is Chosen...

Welcome to this charming property located on Hollyhurst Road in the desirable area of Sutton Coldfield, just a short distance from Sutton park. This delightful bungalow boasts a reception room with airy conservatory off, perfect for relaxing or entertaining guests. With two lovely bedrooms, there is ample space for a small family or guests to stay over comfortably. This property also has the added benefit of the potential to add extra living space, by converting the generous loft space into further living accommodation. (stpc)

Situated in a peaceful neighbourhood, this house offers a tranquil retreat from the hustle and bustle of city life. The location provides easy access to local amenities, schools, and parks, making it an ideal choice for those seeking a convenient yet serene lifestyle.

Quick Tour

Highlights of this lovely home include:

- *Set at the foot of a gated private driveway
- *Close to Sutton Park
- *Spacious modern Bungalow with potential to convert loft (stp)
- *2 Bedrooms, one with conservatory off, leading to rear garden
- *Spacious living room with Conservatory off
- *Single garage
- *Parking for several vehicles
- *Did we mention the huge loft space?



BOMAR, HOLLYHURST ROAD
SUTTON COLDFIELD

chosen



BOMAR, HOLLYHURST ROAD
SUTTON COLDFIELD



BOMAR, HOLLYHURST ROAD
SUTTON COLDFIELD



Modern Living

The well-appointed kitchen boasts ample wall units, offering functionality and style. There is an integral double oven, gas hob and extractor fan, alongside a dishwasher and fridge freezer as well as a washing machine.

The primary bedroom features fitted wardrobes and a second conservatory with French doors opening to a secluded rear garden. The second bedroom is equipped with mirrored fitted wardrobes and also has views of the rear garden. A convenient shower room is nestled off the hallway for added practicality.

BOMAR, HOLLYHURST ROAD
SUTTON COLDFIELD

chosen



BOMAR, HOLLYHURST ROAD
SUTTON COLDFIELD

chosen



Additionally this property boasts a generously sized loft space that holds great potential, pending planning permission, to transform into two additional bedrooms and a bathroom. Outside, there is a low-maintenance garden area at the front, along with a garage and parking spaces for three vehicles. Situated near Sutton Park, this property offers a perfect blend of convenience and tranquility.

Some of the images used in this listing have been staged using AI, to demonstrate the inherent beauty and potential in this home.



BOMAR, HOLLYHURST ROAD
SUTTON COLDFIELD

chosen



BOMAR, HOLLYHURST ROAD
SUTTON COLDFIELD

chosen



BOMAR, HOLLYHURST ROAD
SUTTON COLDFIELD

chosen



BOMAR, HOLLYHURST ROAD
SUTTON COLDFIELD

chosen



BOMAR, HOLLYHURST ROAD
SUTTON COLDFIELD

chosen



BOMAR HOLLYHURST ROAD
SUTTON COLDFIELD

chosen



BOMAR HOLLYHURST ROAD
SUTTON COLDFIELD

chosen

Bomar, Hollyhurst Road, B73 6SY

Approximate Gross Internal Area = 100.2 sq m / 1078 sq ft

Garage = 18.1 sq m / 195 sq ft

Total = 118.3 sq m / 1273 sq ft

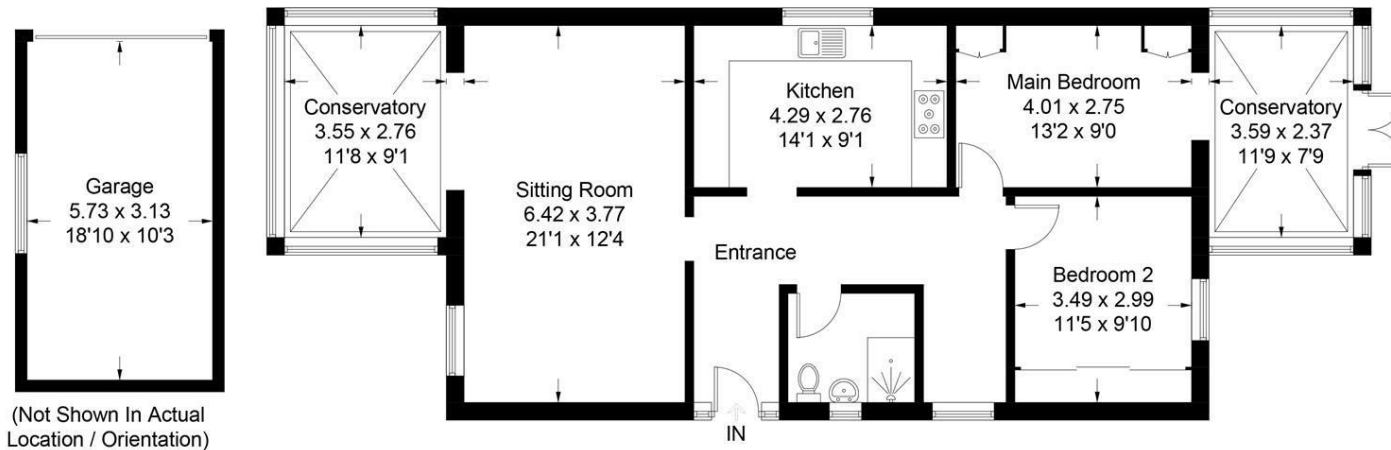


Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID1091412)

BOMAR HOLLYHURST ROAD
SUTTON COLDFIELD

chosen

Enquiries

Bomar Hollyhurst Road is exclusively marketed by Chosen Home Ltd.

Chosen Home Limited charge a purchase fee of 1% plus VAT of the selling price which is payable by the purchaser on completion of the sale and is to be a condition of sale in the contract. It is for the sellers lawyers to collect this fee with the purchase price on completion. This fee must be sent to the estate agents by telegraphic transfer by the sellers solicitors prior to keys being released. Chosen Home reserve the right to carry out appropriate qualification of buyers finances prior to organising a physical viewing of the property.



0121 222 1180
team@chosenhome.com
[chosenhome.com](https://www.chosenhome.com)

Chosen Home Limited
3 The Courtyard, Coleshill Manor, Coleshill, B46 1DL

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(02 plus) A		
(01-01) B		
(69-80) C		
(55-68) D	66	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



chosen