



**115 Holly Hill Road, Rednal**  
Birmingham

Guide Price **£170,000**







A spacious one-bedroom end-of-terrace bungalow in Frankley, Birmingham, offering a lounge, kitchen, wet room, and a conservatory opening onto a low-maintenance garden. Conveniently located close to local shops, amenities, and transport links. The property features a front garden, with on-road parking available.

Upon entering, you are welcomed into a spacious hallway leading to the lounge, which boasts a feature fireplace. From the lounge, French doors open into the kitchen, fitted with an oven and providing space for freestanding appliances. Sliding doors from the lounge lead into the conservatory, which in turn has French doors opening onto the rear garden.

The left wing of the property offers a generously sized bedroom and a wet room.

Externally, the property enjoys a low-maintenance rear garden, complete with a paved patio and enclosed by fenced boundaries.

Holly Hill Road is a well-regarded residential location in the popular area of Rednal, offering a pleasant balance of suburban living and excellent connectivity. The area benefits from a range of local amenities, reputable schools, and nearby green spaces, including the Lickey Hills Country Park, ideal for walking and outdoor pursuits. Rednal village centre and Longbridge are both easily accessible, while excellent transport links include Rednal train station, nearby bus routes, and convenient access to the M5 and M42, making this an ideal location for commuters.

#### **Room Dimensions:**

**Lounge** - 4.49m x 3.17m

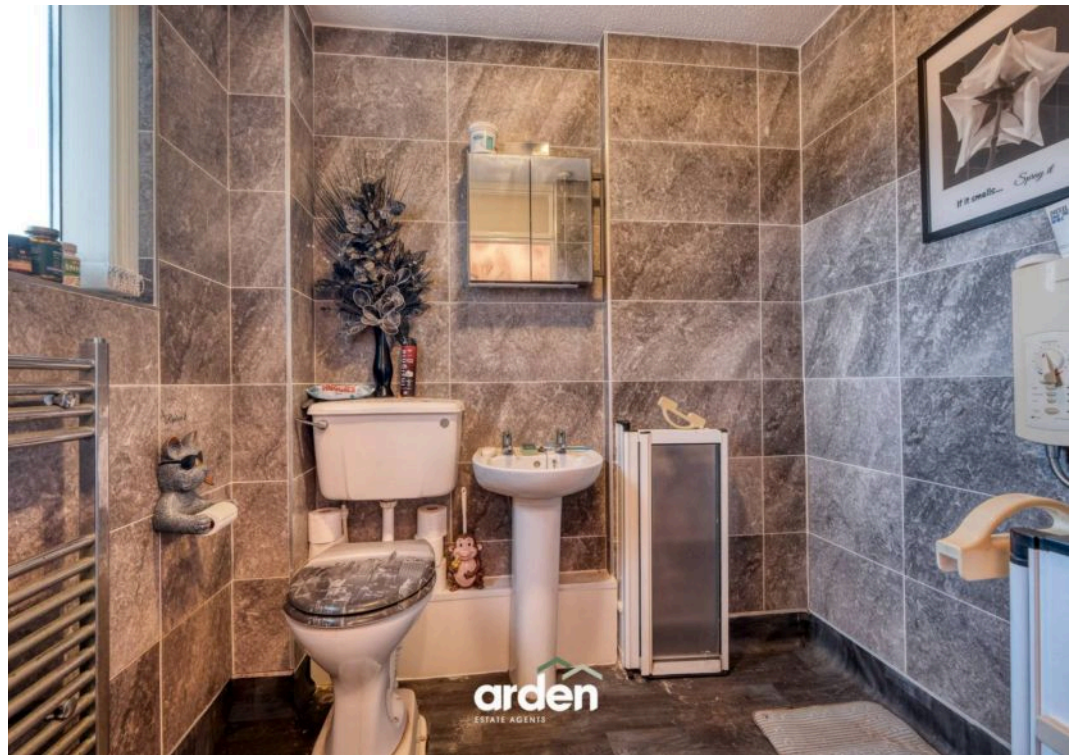
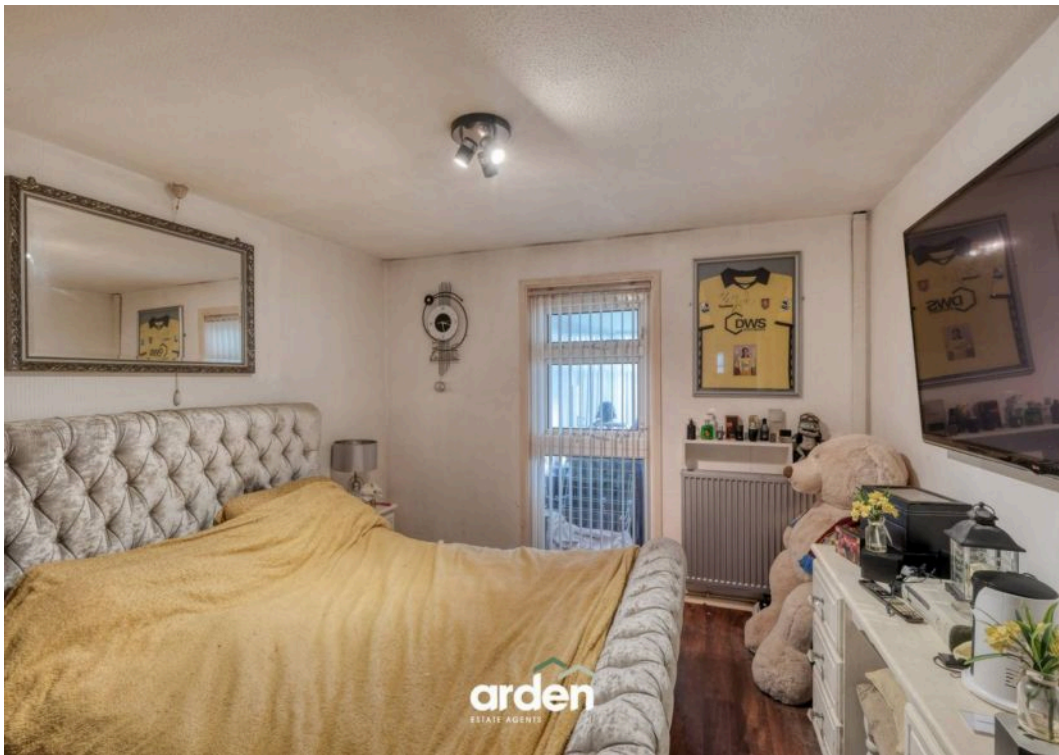
**Conservatory** - 5.74m x 2.40m max

**Kitchen** - 3.77m x 2.56m max

**Bedroom** - 3.48m x 3.29m

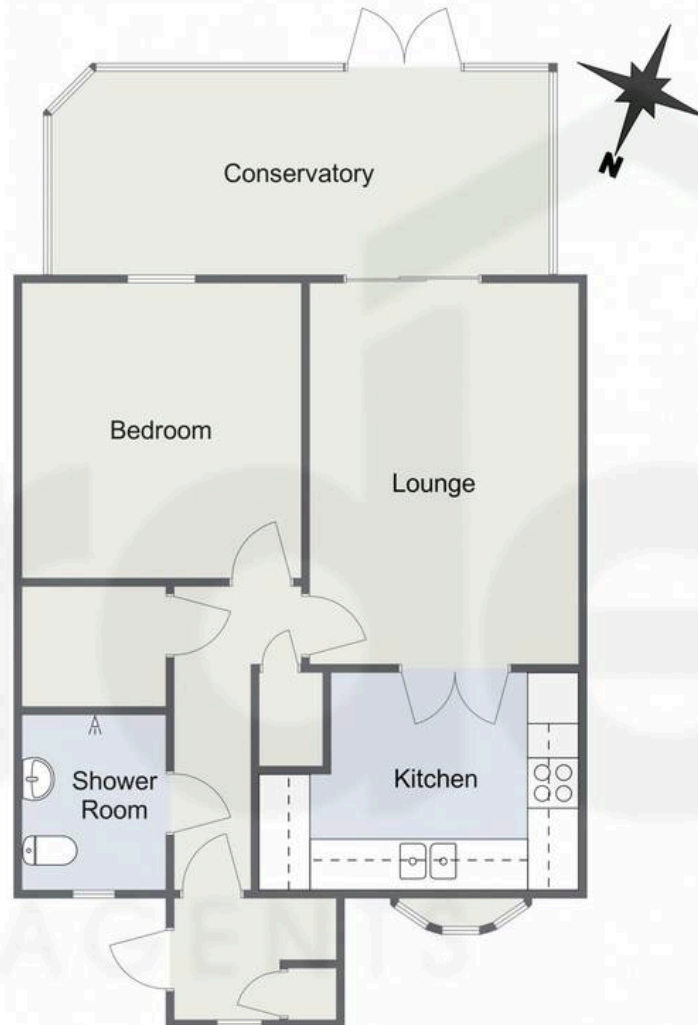
**Shower Room** - 2.04m x 1.67m







# Holly Hill Road, Rednal Ground Floor



Total Area Approx  
64.5 Sq M  
694.3 Sq Ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale.  
Floor Plans made using RoomSketcher.





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