



133 HAZELHURST ROAD, KINGS HEATH, B14 6AG

OFFERS AROUND £599,950

- PORCH
- LOUNGE
- FAMILY ROOM
- UTILITY/WC
- BATHROOM & WC
- RECEPTION HALLWAY
- DINING ROOM
- SUPERB DINING KITCHEN
- FOUR BEDROOMS
- LARGE REAR GARDEN

This handsome detached family home is situated in this delightful tree lined road within the sought after suburb of Kings Heath which is an enviable location for this extended and well presented extended detached house offering superb family accommodation in this most popular and convenient location.

Close to well regarded schools including King Edward Camp Hill Grammar school with the benefit of local shops at the junction on both Kings Road and the High Street itself, the property benefits from being within walking distance of Kings Heath High street where there is a variety of eclectic shops, restaurants and hostelrys all along the Alcester Road. There is access also via the main A435 to junction 3 of the M42 motorway (via the Hollywood bypass) forming part of the midlands motorway network with access to the M5, M6, and M40.

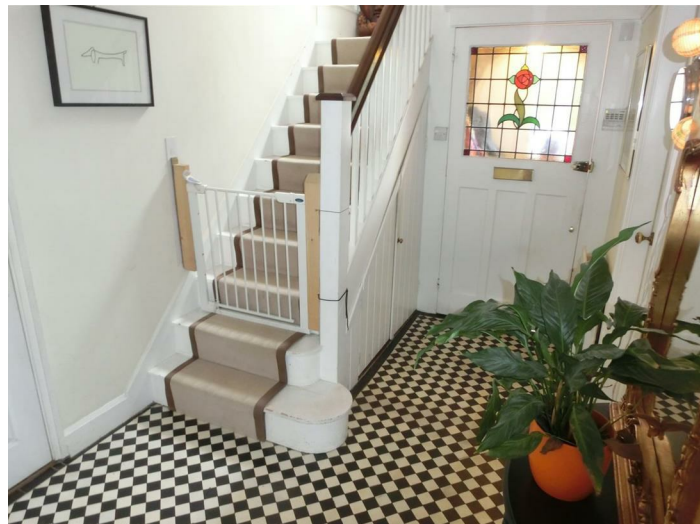
There are railway stations at Yardley Wood, Kings Norton and soon to be Kings Heath offering commuter services between Birmingham and Stratford upon Avon and local bus services provide access to the City of Birmingham and the surrounding suburbs.

An ideal location therefore for this impressive property which sits back from the road behind a front driveway with small foregarden. Double opening arch topped front doors lead to the

ENTRANCE PORCH

Having original 'chequerboard' tiled flooring and front door with stained glass decorative inset opens to the

WELCOMING RECEPTION HALLWAY



Having original 'chequerboard' tiled flooring, ceiling light point, picture rail, staircase rising to the first floor landing, central heating radiator, doors opening to two reception rooms and open access to the kitchen

DINING ROOM

17'0" into bay x 10'8" (5.18m into bay x 3.25m)



Having UPVC double glazed bay window to the front with inset seat, ceiling light point, central heating radiator and open access to the

LOUNGE

14'0" x 11'5" (4.27m x 3.48m)



Having UPVC double glazed double opening UPVC doors to the rear garden, ceiling light point, central heating radiator, log burner and doors to the hallway and family room



FAMILY ROOM

17'0" max x 10'5" max (5.18m max x 3.18m max)



Having UPVC double glazed windows and double opening UPVC double glazed doors to the rear garden, wood veneer flooring, two central heating radiators and door opening to the side garage

SUPERB EXTENDED DINING KITCHEN

27'2" max x 11'1" max (8'5" overall) (8.28m max x 3.38m max (2.57m overall))



Being the real heart of the house and filled with natural light from the bi-fold doors which open to the rear garden and the two 'Velux' style rooflights, UPVC double glazed windows to both sides, recessed ceiling spotlights, tiled flooring, door to the utility room and being fitted with a comprehensive range of wall and base mounted storage units with granite work surfaces over having undermounted sink with mixer tap, range style oven with extractor canopy over, space for an American style fridge freezer, integrated dishwasher and microwave



UTILITY/WC
10'0" x 4'0" (3.05m x 1.22m)



Having stained glass effect UPVC double glazed window to the front, UPVC double glazed door opening to the covered side passageway, tiled flooring, ceiling light point, central heating radiator, space and plumbing for washing machine and additional appliance space with work surface over, wall mounted storage unit, low level WC and corner wash hand basin

INTEGRAL GARAGE
17'4" x 8'3" (5.28m x 2.51m)

Having ceiling light point and double opening doors to the front driveway

IMPRESSIVE FIRST FLOOR LANDING



Having feature original stained glass window to the front, picture rail, central heating radiator, loft hatch access and doors off to four bedrooms, family bathroom and separate WC

SEPERATE WC



Having stained glass effect UPVC double glazed window to the front, ceiling light point, central heating radiator, low level WC and pedestal wash hand basin

BEDROOM ONE
16'0" into bay x 10'8" (4.88m into bay x 3.25m)



Having UPVC double glazed bay window to the front, ceiling light point and central heating radiator

BEDROOM TWO
16'5" x 8'3" (5.00m x 2.51m)



Having UPVC double glazed windows to the front and rear, ceiling light point and central heating radiator

BEDROOM THREE
11'2" x 8'7" (3.40m x 2.62m)



Having UPVC double glazed window to the rear, ceiling light point and central heating radiator

BEDROOM FOUR
11'4" x 8'6" (3.45m x 2.59m)

Having UPVC double glazed window to the rear, ceiling light point and central heating radiator

FAMILY BATHROOM



Having two UPVC double glazed windows to the side, recessed ceiling spotlights, full height wall tiling, heated towel rail, double ended bath, pedestal wash hand basin and low level WC

OUTSIDE



DELIGHTFUL REAR GARDEN

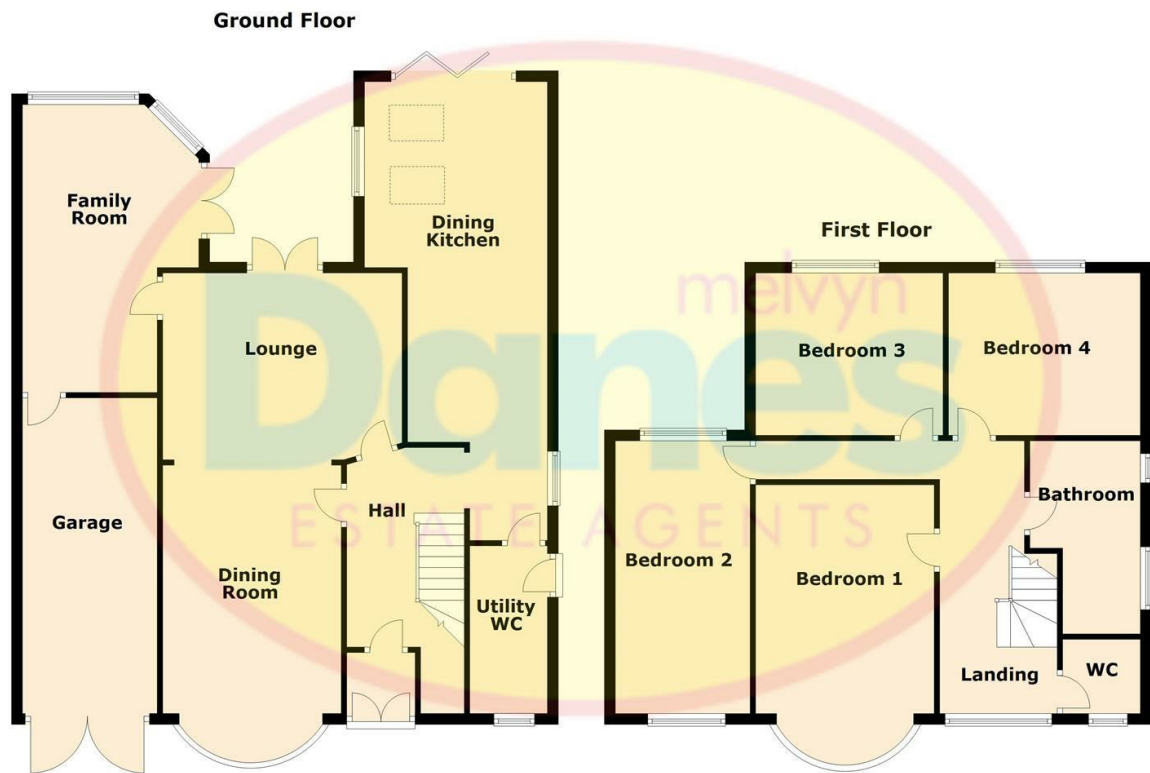


Being a delightful established garden with a westerly aspect and extending to approximately 125' - to the rear of the house is a paved patio area with shaped lawn beyond, mature bush screening to an additional two garden lawns, defined boundaries and garden shed



Floor Plan

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



FLOOR PLAN

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TENURE

We are advised that the property is Freehold but as yet we have not been able to verify this.

PLANNING PERMISSION AND BUILDING REGULATIONS

Purchasers must satisfy themselves as to whether planning permission and building regulations were obtained and adhered to for any works carried out to the property.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		58
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 