



smarthomes

Hazelville Road

Hall Green, Birmingham, B28 9QD

- A Well Presented Mid Terrace Property
- Three Bedrooms
- Extended Dining Kitchen
- No Upward Chain

Offers in Region of £215,000

EPC Rating - 64

Current Council Tax Band - A





Property Description

The property is set back from the road behind a gravel driveway providing off road parking and paved pathway extending to UPVC double glazed door leading into

Enclosed Porch

With door leading through to

Lounge to Front

11' 4" max x 14' 4" max (3.45m x 4.37m) With double glazed window to front elevation, ceiling light point, coving to ceiling, wooden flooring, radiator, gas fireplace with decorative wooden surround, door to storage cupboard and part glazed door leading through to



Extended Dining Kitchen to Rear

21' 0" x 10' 4" (6.4m x 3.15m) Being fitted with a range of wall, drawer and base units incorporating glazed display cabinets, complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring hob with extractor over, inset electric oven, integrated dishwasher, fridge and freezer, cupboard housing Vaillant boiler, space and plumbing for washing machine, two radiators, spot lights to ceiling, double glazed window to rear, sky-light, tiled flooring, stairs leading to the first floor accommodation with useful under-stairs storage cupboard, door leading out to the rear garden and door leading into



Ground Floor Family Bathroom

7' 6" x 4' 5" (2.29m x 1.35m) Being fitted with a three piece white suite comprising; panelled bath with telephone effect mixer tap with shower attachment and further electric shower over, low flush WC and pedestal wash hand basin, obscure double glazed window to rear, tiling to walls and floor, radiator, extractor and ceiling light point



Accommodation on the First Floor

Landing

With ceiling light point, radiator and doors leading off to



Bedroom One to Rear

8' 4" x 12' 7" (2.54m x 3.84m) With double glazed window to rear elevation, radiator, wood effect flooring, ceiling light point, over-stairs storage cupboard and cast iron fireplace



Bedroom Two to Front

11' 0" x 7' 9" (3.35m x 2.36m) With double glazed window to front elevation, radiator, picture rail, cast iron fire surround and ceiling light point

Bedroom Three to Front

7' 8" x 7' 4" (2.34m x 2.24m) With double glazed window to front elevation, radiator, picture rail and ceiling light point

Good Size Rear Garden

Being mainly laid to lawn with paved pathway, fencing and hedging to boundaries and timber shed

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - B.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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