



smarthomes

## Hazelwood Road

Acocks Green, Birmingham, B27 7XP

- A Well Presented & Extended Semi Detached Property
- Three Bedrooms
- Extended Breakfast Kitchen
- No Upward Chain

**£325,000**

EPC Rating 60

Current Council Tax Band – C







## Property Description

The property is set back from the road behind a block paved driveway providing off road parking extending to a hardwood door with matching windows to side and front leading into

### Porch

With non slip flooring, exterior lighting and further hardwood door leading into

### Entrance Hallway

With ceiling light point, central heating radiator, wood panelling to one wall, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to





### Through Lounge Diner to Front

25' 11" (into bay) x 10' 5" (7.9m x 3.2m) With hardwood framed double glazed bay window to front elevation, central heating radiator, electric fire with marble hearth inlay and wooden surround, further gas fire with marble hearth inlay and wooden surround, two ceiling light points and double opening French door leading to



### L Shaped Extended Breakfast Kitchen to Rear

17' 0" x 16' 4" (5.2m x 5.0m) Having double glazed double opening patio doors to the rear with matching windows to either side, further double glazed window to rear, range of matching wall, drawer and base units with laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, eye level electric oven, integrated fridge freezer, plumbing for a washing machine, integrated dishwasher, laminate flooring, three ceiling lights, central heating radiator, under stairs storage cupboard with electric consumer board and single glazed obscure window to side



### Accommodation On The First Floor

#### Landing

With ceiling light point, single glazed obscure window to side, loft hatch and doors leading off to

#### Bedroom One to Front

13' 1" (into bay) x 10' 5" (4.0m x 3.2m) With hardwood framed double glazed bay window to front elevation, central heating radiator and ceiling light point



#### Bedroom Two to Rear

12' 9" x 8' 6" (to wardrobe frontage) (3.9m x 2.6m) With hardwood framed double glazed window to rear elevation, range of built-in wardrobes (housing the Ariston central heating boiler), central heating radiator and ceiling light point





### Bedroom Three to Front

6' 10" x 6' 6" (2.1m x 2.0m) With hardwood framed double glazed window to front elevation, central heating radiator and ceiling light point

### Shower Room to Rear

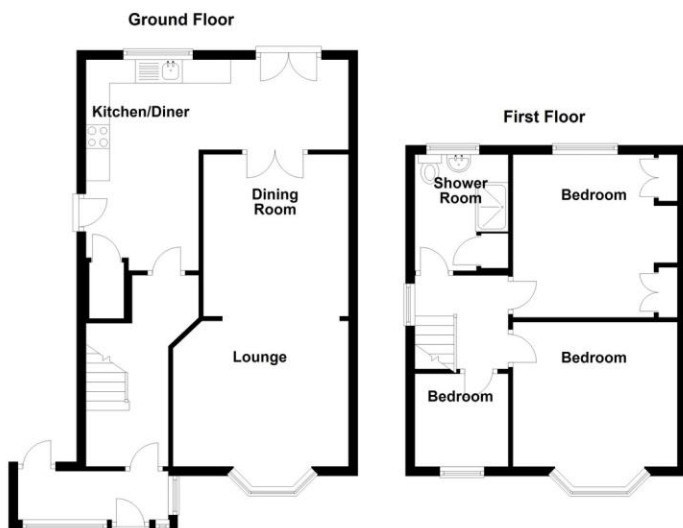
7' 6" x 5' 10" (2.3m x 1.8m) Having walk-in shower enclosure with Galaxy electric shower over, low flush WC and pedestal wash hand basin, complementary tiling to walls, central heating radiator, obscure double glazed window to rear, ceiling light and useful airing cupboard

### Southerly Facing Rear Garden

With terraced paved patio area and lawned area, outside tap, fencing to boundaries, timber framed potting shed and a variety of mature shrubs and bushes

### 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 Nigel Hodges. Current council tax band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	80	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road  
Shirley  
Soliuhull  
West Midlands  
B90 3DN

www.smart-homes.co.uk  
shirley@smart-homes.co.uk  
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.