



smarthomes

## Hazelwood Road

Acocks Green, Birmingham, B27 7XT

- Extended Spacious End Terraced Period Property
- Two Bedrooms
- Three Reception Rooms
- Extended Kitchen
- No Upward Chain

**£250,000**

EPC Rating 58

Current Council Tax Band - B







## Property Description

The property is set back from the road behind a large lawned fore-garden with block paved path and period style front door leading into

### Entrance Hallway

With ceiling light point, shelving and doors leading off to

### Sitting Room to Front

14' 0" x 10' 0" (4.27m x 3.05m) With double glazed bay window to front elevation, coving to ceiling, ceiling light point, central heating radiator and feature gas fire





### Living Room

13' 4" x 17' 1" (4.06m x 5.21m) With open plan stair case leading to the first floor with under stairs storage cupboard, feature chimney recess, double glazed hardwood window looking into garden room, Georgian style glazed door leading through to kitchen breakfast room, coving to ceiling and ceiling light point



### Breakfast Room

11' 7" x 6' 10" (3.53m x 2.08m) With double glazed hardwood doors opening to garden room, ceiling light point, doorway to storage and archway leading through to



### Extended Kitchen

10' 4" x 7' 4" (3.15m x 2.24m) Being fitted with a range of base units and matching wall units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, free-standing Stoves gas oven, plumbing for dishwasher, wall mounted Worcester central heating boiler, inset downlighters, double glazed window to side, door leading off to utility and guest WC



### Guest WC & Utility

9' 0" x 6' 3" (2.74m x 1.91m) With low flush WC, plumbing for washing machine, tiled effect flooring and double glazed window to side.

### Garden Room

12' 3" x 7' 2" (3.73m x 2.18m) With hardwood glazed windows to side, double glazed French doors to rear garden and stripped timber effect flooring

### Accommodation On The First Floor

#### Landing

With central heating radiator and doors leading off to





### Bedroom One to Front

12' 4" x 13' 0" (3.76m x 3.96m) With two double glazed windows to front elevation, central heating radiator, coving to ceiling, ceiling light point, fitted wardrobes and access to loft space

### Bedroom Two to Rear

9' 8" x 11' 3" (2.95m x 3.43m) With double glazed window to rear elevation, central heating radiator and ceiling light point



### Shower Room

With low level WC, pedestal wash hand basin and walk in Aqua-panelled shower area with Mira shower over.

### Southerly Facing Rear Garden

Having paved patio area which leads up to a mainly lawned rear garden, fenced boundaries with mature shrubs and trees.

### Tenure

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(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  
Salford  
West Midlands  
B90 3DN

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

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