



smarthomes

Hazelmere Road

Hall Green, Birmingham, B28 8HY

- An Extremely Well Presented Semi-Detached Family Home
- Three Good Size Bedrooms
- Extended and Re-Fitted Kitchen
- Through Lounge/Diner

Offers Over

£259,500

EPC Rating '63'





Property Description

The property is set back from the road behind a tarmac driveway providing off road parking for two vehicles with a low level fence to side and a storm porch with a single glazed hardwood front door leading into

Entrance Hallway

With ceiling light point, tiled flooring, obscure double glazed window to side, radiator, stairs leading to the first floor accommodation and doors leading off to





Through Lounge/Diner

26' 6" x 11' 9" (8.1m x 3.6m) With UPVC double glazed bay window to front elevation and UPVC double opening French doors with matching windows to sides, two wall mounted radiators, a living flame gas fire with marble hearth and inlay and Oak wooden surround, coving to ceiling and two ceiling light points



Extended and Re-Fitted Kitchen to Rear

14' 9" x 7' 2" (4.5m x 2.2m) Being re-fitted with a range of wall, base and drawer units with a granite work surface over incorporating a feature sink with mixer tap over, further incorporating a De Dietrich 4 ring induction hob with extractor fan over. Eye level De Dietrich oven and microwave oven, integrated dishwasher and fridge/freezer, space and plumbing for washing machine, slate effect tiling to floor and splash prone areas, coving to ceiling, two vertical radiators, ceiling spot lights and UPVC double opening French doors with matching side windows to rear and a further double glazed window to the side aspect.



Guest W.C

Being fitted with a low flush W.C and vanity wash hand basin. Obscure UPVC double glazed window to side, wall mounted gas central heating boiler, tiling to floor and ceiling spot light

Landing

With an obscure double glazed window to side, loft access and door to



Bedroom One to Front

11' 9" x 10' 9" (3.6m x 3.3m) With UPVC double glazed window to front elevation, coving to ceiling, wall mounted radiator and ceiling light point

Bedroom Two to Rear

12' 9" x 10' 9" (3.9m x 3.3m) With UPVC double glazed window to rear elevation, coving to ceiling, wall mounted radiator and ceiling light point



Bedroom Three to Rear

9' 2" x 7' 2" (2.8m x 2.2m) With UPVC double glazed window to rear elevation, coving to ceiling, wall mounted radiator and ceiling light point

Family Bathroom to Front

7' 6" x 6' 2" (2.3m x 1.9m) Being fitted with a modern white suite comprising of a corner panelled bath with a telephone style shower attachment and a further wall mounted thermostatic shower, pedestal wash hand basin and a low flush W.C. Feature radiator, tiling to splash prone areas, laminate flooring, ceiling spot lights and an obscure double glazed window to the front elevation



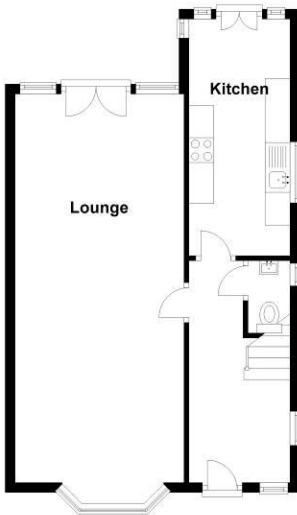
Rear Garden

Being mainly laid to lawn with paved patio area, gated side access, a variety of mature shrubs and bushes, a further patio area with timber framed potting shed and panelled fencing to boundaries

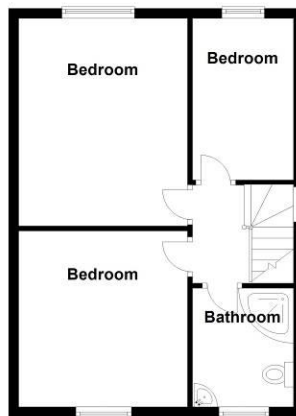
Tenure

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

Ground Floor
Approx. 46.4 sq. metres (499.2 sq. feet)



First Floor
Approx. 43.1 sq. metres (463.4 sq. feet)



Total area: approx. 89.4 sq. metres (962.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	63	
(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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. 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/tenants are advised to recheck the measurements