



Hazelwood Road, Acocks Green

£295,000

- SPACIOUS SEMI DETACHED HOUSE
- PORCH & ENTRANCE HALL
- EXTENDED KITCHEN/DINER
- FIRST FLOOR SHOWER ROOM
- DRIVEWAY
- NO ONWARD CHAIN
- THROUGH LOUNGE/DINER
- THREE BEDROOMS
- CENTRAL HEATING & MAJORITY DOUBLE GLAZING
- GOOD SIZE REAR GARDEN

A well maintained, spacious semi detached house on a sought after road in Acocks Green with NO ONWARD CHAIN. This lovely property will make a great family home and is a superb location near to a good range of shops, schools and facilities including Spring Road train station. Comprising enclosed porch, entrance hall, through lounge/diner and extended kitchen/diner to the ground floor. Upstairs there are three bedrooms and the shower room. Further benefiting from central heating, majority double glazing, driveway and good size rear garden.

FRONT

Off road parking via a block paved driveway, shrub border and access to a hardwood glazed door to:-

ENCLOSED PORCH

Single glazed windows to the front and side, wall light and a hardwood opaque glazed door to:-

ENTRANCE HALL

Stairs to the first floor, radiator, power and light points and doors to:-

THROUGH LOUNGE/DINER

11'6 max x 26'7 to bay (3.51m max x 8.10m to bay)



Double glazed bay window to the front, radiator, electric fireplace, gas fireplace, power and light points and hardwood glazed doors to the kitchen/diner

EXTENDED KITCHEN/DINER

16'7 max x 17'4 max (5.05m max x 5.28m max)



Fitted with a range of eye level, drawer and base units with a work surface over incorporating a one and half bowl stainless steel sink/drainer with mixer tap and tiling to splash prone areas. Fitted electric oven, inset gas hob and space and plumbing for other appliances. Door to the under stairs storage cupboard, double glazed window to the rear, UPVC double glazed French doors to the rear garden, UPVC opaque double glazed door to the side of the property, power and light points

LANDING

Opaque single glazed window to the side, loft access, power and light points and doors to:-

BEDROOM ONE

11'3 max x 13'1 to bay (3.43m max x 3.99m to bay)



Double glazed bay window to the front, radiator, power and light points

BEDROOM TWO

11'3 max into wardrobes x 12'9 (3.43m max into wardrobes x 3.89m)



Double glazed window to the rear, radiator, fitted wardrobes, power and light points

BEDROOM THREE

6'10 x 6'6 (2.08m x 1.98m)

Double glazed window to the front, radiator, power and light points

SHOWER ROOM

7'6 x 5'10 (2.29m x 1.78m)



Fitted with a walk in shower cubicle with an electric shower, pedestal sink and a low level flush WC. Tiling to a full height throughout, opaque double glazed window to the rear, radiator, airing cupboard and ceiling light point

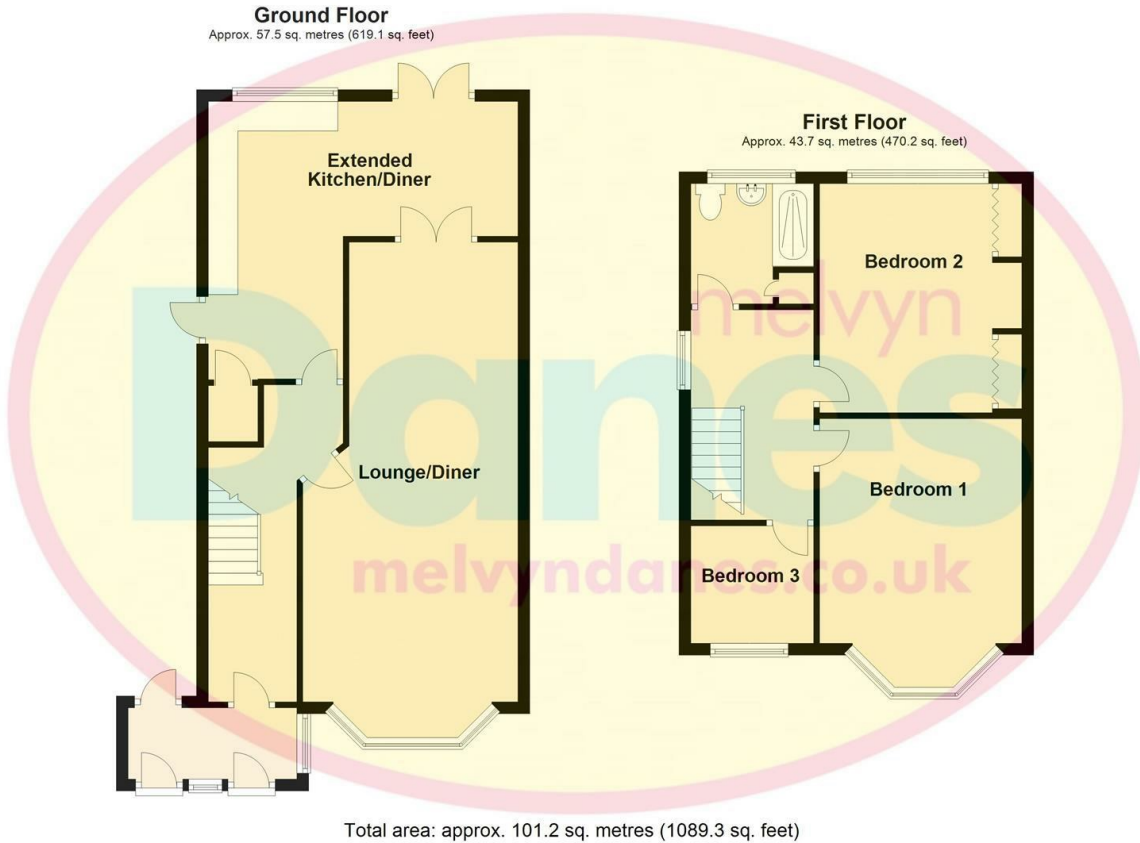
REAR GARDEN



The good size rear garden is mostly laid to lawn with a patio to the fore. There are shrub borders, a timber storage shed and fencing to the perimeters.

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.



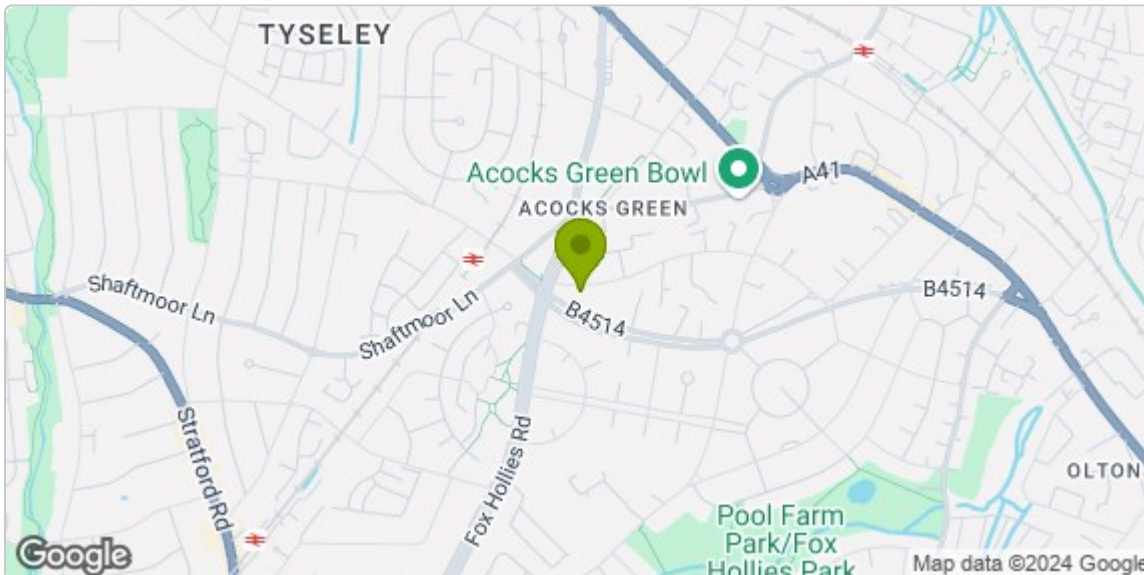
TENURE: We are advised that the property is **FREEHOLD**

COUNCIL TAX BAND: C

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
96 Hazelwood Road Acocks
Green Birmingham B27 7XP

Council Tax Band:

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