
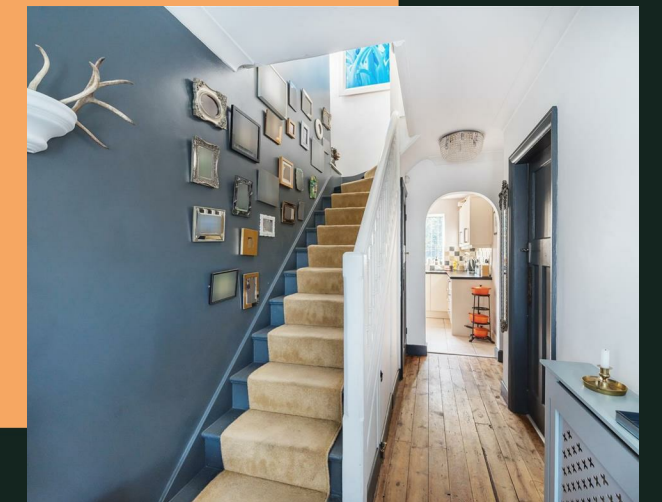


Hazelhurst Road, B36

PROPERTY ADDRESS
85 Hazelhurst Road
Castle Bromwich
Birmingham
B36 OBJ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	47	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



- 3-bed semi detached family home
- Located in the sought-after village of Castle Bromwich
- Two reception rooms
- Beautifully landscaped rear garden
- Large block paved driveway

Ideal for families the property includes; large driveway, two reception rooms, kitchen, garage, three double bedrooms, family bathroom and a beautifully landscaped rear garden

Entrance hall - welcoming space with stripped back floorboards and under stairs storage cupboard

Living room (5.79 x 3.02) - situated at rear of the property, large family room with feature fire place and hard wood flooring

Reception room (3.33 x 3.18) - cosy reception room to the front of the property with feature fireplace, bay window and hard wood flooring

Kitchen (4.39 x 3.18) - practical kitchen space, tiled floor throughout and double french doors leading out to the garden. White gloss kitchen units with chrome handles, black worktops and feature tile splash black. There is also a range of integrated appliances such as; four burner gas hob, chrome extractor, double oven, fridge freezer and dishwasher

Master bedroom (3.30 x 3.18) - large double bedroom to the front of the property with feature bay window and hard wood flooring

Bedroom two (3.66 x 3.05) - large double bedroom to the rear of the property with hard wood flooring

Bedroom three (4.29 x 2.77) - good size double bedroom at the front of the property with hard wood flooring and useful walk-in storage space

Bathroom - white three-piece bathroom suite with shower over bath and tiled through out

Garage (4.75 x 2.44) - useful storage space accessed via up



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and over garage door to the front

External - to the front of the property is a block paved driveway for several cars and an easy to maintain lawn. To the rear is a beautifully landscaped garden with a block paved patio perfect for entertaining and lawn area