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**7 Hazeldene Road
Halesowen
West Midlands
B63 4LD**

Offers Over £290,000

**Three Bedroom Semi-Detached
Lounge
Kitchen/Diner
Cloakroom
Shower Room
Double Glazing & Central Heating
Garage & Parking
No Chain - Freehold**

GORDON JONES ARE PLEASED TO PRESENT THISTHREE BEDROOM SEMI-DETACHED PROPERTY IN A POPULAR RESIDENTIAL AREA CLOSE TO ALL AMENITIES.

The property briefly comprises of a Hallway, Cloakroom, Lounge, Kitchen/Diner, Three Bedrooms, Shower Room. Front & rear gardens, Garage & Driveway parking. The property benefits from Central Heating and Double Glazing. No Chain.

*****VIEWING BY APPOINTMENT ONLY*****



Approached via a Tarmacadam driveway with Lawn and shrub borders to the front garden.

PORCH ENTRANCE

6'0" x 3'09" 1.82m x 1.14m

Aluminium framed double-glazed porch with wooden glazed entrance door to.

HALLWAY

6'01" x 10'06" 3.20m x 1.85m

Gas central heating radiator. Stairs to first floor and doors to.

CLOAKROOM

7'0" x 3'05" 2.13m x 1.04m

Double-glazed window to front elevation. Vanity unit housing basin with mixer tap with tiled splashback. Low level flush W.C. Gas central heating radiator.

LOUNGE

9'05" min 12'06" max x 24'0"

2.87m min 3.81m max x 7.31m

Double-glazed bay window to front elevation.

Aluminium framed double-glazed patio doors to rear elevation.

Brick fireplace with inset gas fire.

Two gas central heating radiators.

KITCHEN/DINER

19'08" x 8'01" min 9'02" max

5.99m x 2.46m min 2.79m max

Aluminium framed double glazed windows to side and rear elevation.

Aluminium framed door to side garden.

Wall, base and draw units with tiled splashbacks.

Stainless steel sink unit with mixer tap. Door to understairs pantry housing electric meter.

BEDROOM ONE

12'01" x 12'03" 3.68m x 3.73m

Aluminium framed window to front Elevation. Built-in wardrobes and dressing table.

Gas central heating radiator.

BEDROOM TWO

11'05" x 12'02" 3.47m x 3.70m

Aluminium double-glazed window to rear elevation. Built-in wardrobes and dressing table.

BEDROOM THREE

6'01" x 8'04" 1.85m x 2.54m

Aluminium framed double-glazed window to front elevation. Gas central heating radiator.

SHOWER ROOM

6'04" x 8'02" 1.93m x 2.48m

Aluminium framed double-glazed window to rear elevation. Corner walk-in shower. Pedestal wash hand basin with mixer tap. Low level flush W.C. Heated towel rail and Airing cupboard housing combi boiler. Fully tiled and boarded walls.

GARAGE

17'04" x 8'08" min 10'09" max

5.28m x 2.64 min 3.27 max

Metal up & over door with rear door access to garden.

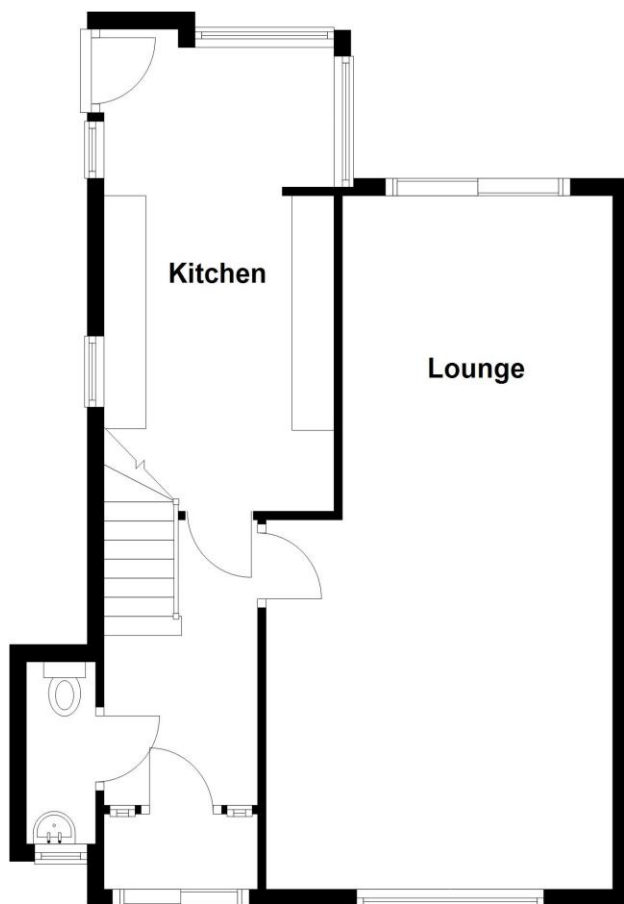
EPC RATING - D

COUNCIL TAX BAND - C

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a laser distance meter or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.

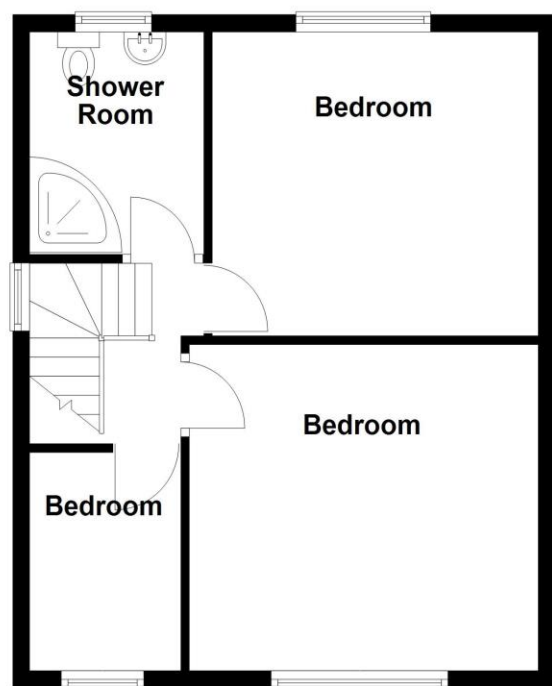
Ground Floor

Approx. 55.4 sq. metres (595.9 sq. feet)



First Floor

Approx. 44.7 sq. metres (481.2 sq. feet)



Total area: approx. 100.1 sq. metres (1077.1 sq. feet)

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