



22 Hazel Croft

Northfield, Birmingham, B31 2LP

Offers In The Region Of £300,000



EXCELLENT 5 BEDROOM SEMI-DETACHED HOME IN QUIET CUL-DE-SAC - NO CHAIN! Tucked away in this quiet cul-de-sac is this excellent, vastly extended five bedroom semi-detached family home which offers great space throughout but also some further potential. Ideally placed for access to all of the nearby amenities including Northfield high street, Longbridge village, sought-after local schools and also offers excellent commuter links via road, rail and access to the nearby motorway network, you couldn't be better placed! The house itself sits in a popular, quiet cul-de-sac, perfect for families and offers the following; front driveway, hallway, inter-connecting living and dining room, ground floor study, ground floor shower room and wc, enlarged kitchen, outhouse / utility, rear garden and garage. To the first floor there are three good bedrooms, spacious family bathroom with separate shower and a staircase gives rise to the top floor with two further bedrooms. Being offered with no onward chain this is a great opportunity not to be missed! To book your viewing please call our Bournville sales team.



Approach

This well presented five bedroom semi-detached home is approached via a block brick front driveway providing off street parking for three to four cars with well stocked landscaped front fore garden with various plants and shrubs and leads to a UPVC double glazed front entry door opening into:

Entrance Hallway

With laminate wood effect floor covering, stairs with balustrades to the first floor, central heating radiator wall mounted light point, cornice to ceiling, double opening door to under stairs storage and interior door opening into:

Open Plan Living/Dining Room

27'6" into bay x 9'10" (8.4 into bay x 3)

Living area with double glazed bay window to the front aspect, inset log burning stove on raised slate hearth and wooden mantle piece, two central heating radiators, cornice to ceiling and open walkway into dining area. With continued laminate wood effect floor covering, double glazed door with an accompanying double glazed window giving access and views to the rear garden, further central heating radiator, cornice to ceiling and two wall mounted up-lighters.

Study Area

4'8" x 6'2" (1.44 x 1.9)

From hallway door leads into study area with laminate floor covering, central heating radiator, ceiling light point and opens into:

Ground Floor Shower Room

5'1" x 4'4" (1.55 x 1.33)

With double glazed window to the front aspect, corner entry shower, wall mounted heated chrome towel rail,

corner fitted push button WC, wash hand basin on vanity unit with under sink storage and recessed spots to ceiling.

Kitchen

12'1" max x 9'10" into bay (3.7 max x 3 into bay)

With a selection of matching wall and base units with built-in wine rack, double stainless steel sink and drainer with hot and cold mixer tap, double glazed bay window to the rear aspect, wood effect work surfaces, space facility for an American style fridge freezer, integrated oven with four ring burner gas hob with in-built extractor and splash back, slate tiled floor covering, two ceiling light points, tiling to all splash backs and UPVC double glazed door opening into:

Rear Utility Area

With plumbing facility for washing machine, door giving access to the rear garden, door giving access to ground floor WC and Belfast sink with hot and cold taps.

First Floor Accommodation

From hallway modern balustrade staircase gives rise to the first floor landing with ceiling light point, stairs giving rise to the top floor and interior doors opening into:

Bedroom One

14'2" into bay x 10'5" (4.33 into bay x 3.2)

With laminate wood effect floor covering, central heating radiator, double glazed bay window to the front aspect and ceiling light point.

Bedroom Two

9'10" x 13'0" into bay (3 x 3.98 into bay)

With double glazed bay window to the rear aspect, ceiling light point, cornice to ceiling and central heating radiator.

Bedroom Three

11'1" x 6'11" max (3.4 x 2.13 max)

With laminate floor covering, ceiling light point, central heating radiator and two double glazed windows to the front aspect.

Enlarged Bathroom

12'1" x 7'2" (3.7 x 2.2)

With four piece bathroom suite comprising two frosted double glazed windows to the rear aspect, wall mounted heated chrome towel rail, freestanding contemporary roll edge bath with hot and cold mixer tap and shower attachment, walk-in shower with mains operated shower, wash hand basin on vanity unit with under sink storage, push button low flush WC, two ceiling light points, wall mounted extractor fan, central heating radiator and tiling to splash backs.

Top Floor Accommodation

From first floor landing stairs gives rise to the top floor landing with hidden storage and interior door opening into:

Bedroom Four

19'4" to rear of eaves x 9'6" both with restricted (5.9 to rear of eaves x 2.9 both with restricted he)

With double glazed Velux roof light to the front aspect, recessed spots to ceiling, laminate wood effect floor covering, storage to eaves and central heating radiator.

Bedroom Five

7'10" x 20'3" to rear os eaves both with restricte (2.41 x 6.19 to rear os eaves both with restricted)

With double glazed Velux roof light to the rear aspect, laminate wood effect floor covering, recessed spots to ceiling and central heating radiator.

Rear Garden

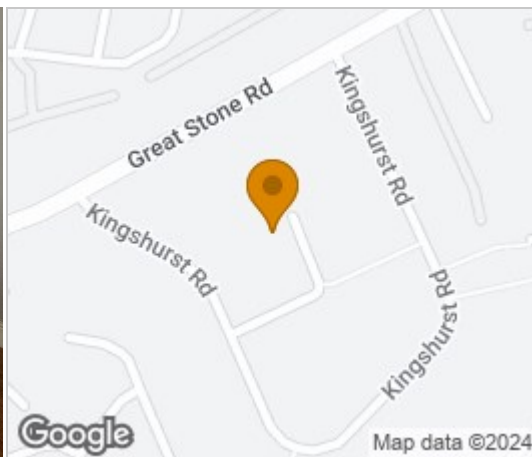
With an initial patio area leading to lawn with various plants, shrubs and bushes and steps leading up to rear garage.

Garage

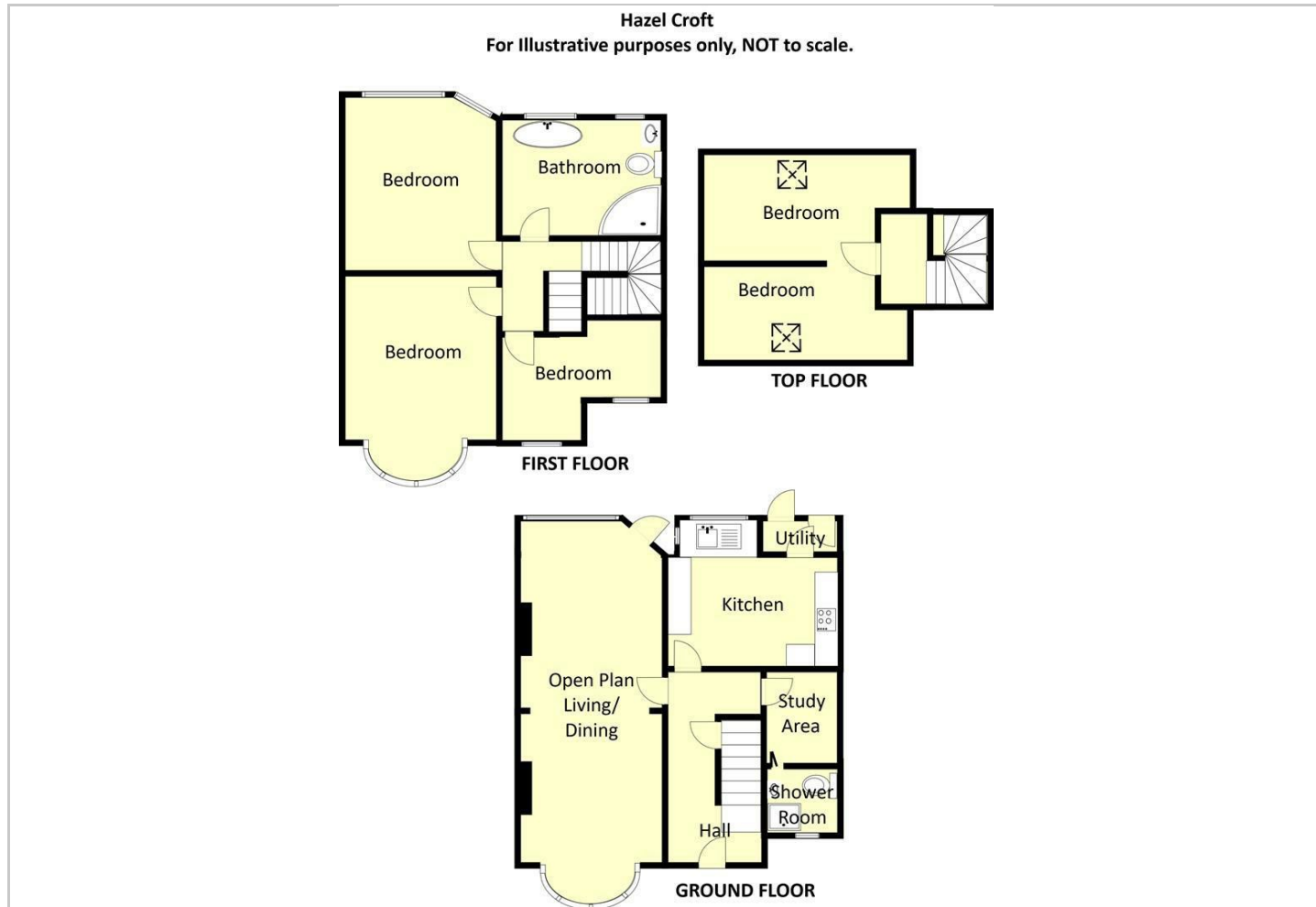
19'1" x 10'5" (5.84 x 3.19)

With a step leads up to a purpose built garage with a up and over door opening to rear access road, strip ceiling light point, single glazed window to the rear garden and plumbing facility for washing machine, tumble dryer and fridge freezer.





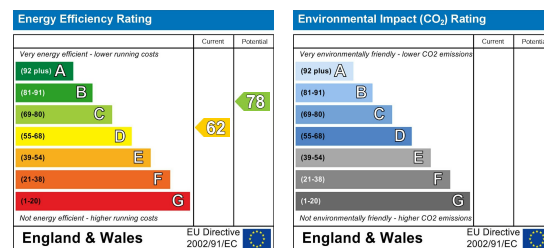
Floor Plan



Viewing

Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.