



113 Hazelwell Crescent

Stirchley, Birmingham, B30 2QE

Offers In The Region Of £265,000



WONDERFUL MODERN HOME IN GREAT LOCATION! This is a beautifully presented and modernised three bedroom home which is ready to move straight into! Having been updated and improved by the current owners the house itself is perfectly positioned for all the area has to offer including nearby Stirchley high street with its vibrant array of independent shops, Cotteridge and Kings Heath's amenities alongside excellent transport links and will also be well positioned for the new planned Pineapple train station. The property itself comprises the following; front driveway with off road parking, fore garden, entrance porch, spacious modern lounge, refurbished contemporary kitchen, outhouse and rear garden with side access. To the first floor there are two good double bedrooms, modern bathroom and a good size third bedroom and there is also a garage! This would make a perfect first home to book your viewing please call our Bournville sales team! EPC Rating D. Council Tax Band B.



Approach

This beautifully presented three bedroom end of terrace home is approached via a drop kerb to raised block paved front driveway with low maintenance pea shingle borders then step and pathway leading to a low maintenance front garden with further block paving and pathway giving side access point giving access to the rear of the property and then leading to contemporary hardwood front entry door opening into:

Entrance Porch

4'11" x 5'2" (1.5 x 1.6)

With frosted double glazed window to the front aspect, recess spots to ceiling, meter cupboard and frosted UPVC glazed door with an accompanying frosted double glazed window opening into:

Living Room

18'0" (into bay) x 15'10" (5.5 (into bay) x 4.85)

With two contemporary wall mounted radiators, double glazed bay window to the front aspect, ceiling light point, stairs with decorative oak balustrades gives rise to the first floor landing, in-built under stairs storage, partial cornice to ceiling, inset contemporary electric fire with decorative wooden mantle piece, surround and raised hearth and glazed interior door opening into:

Dining/Kitchen

15'11" x 10'9" (4.87 x 3.3)

Refurbished kitchen with a selection of cream contemporary gloss fronted wall and base units with spaces for tumble dryer, washing machine, dishwasher and an American style fridge freezer, further space facility for gas cooker with in-built

stainless steel extractor over, roll edge work surface, contemporary tiling to splash backs, under cupboard lighting, recessed spots to ceiling, laminate wood effect floor covering, wall mounted Viessman recently replaced combination boiler two double glazed windows to the rear aspect and a double glazed UPVC exterior door opening into:

Outer Lobby

With step leading out to the rear garden and door opening into rear garden storage shed with frosted double glazed window to the side aspect and providing plentiful storage.

First Floor Accommodation

From living room staircase with decorative oak balustrades gives rise to the first floor landing with ceiling light point, cornice to ceiling, door opening into airing cupboard with in-built shelving and providing plentiful storage and further interior doors opening into:

Modern Bathroom

6'2" x 7'6" (1.9 x 2.3)

With a three piece bathroom comprising panel bath with glass shower screen and Mira Sport electric shower attachment over, wash hand basin on pedestal, low flush WC, frosted double glazed window to the rear aspect, ceiling light point with ceiling mounted extractor, laminate wood effect floor covering, central heating radiator and tiling to all splash backs.

Bedroom One

16'11" (max) x 8'7" (5.18 (max) x 2.62)

With double glazed window to the front aspect, ceiling light point, cornice to ceiling, alcoves suitable

for wardrobes and wall mounted contemporary radiator.

Bedroom Two

9'6" x 11'1" (2.9 x 3.4)

With double glazed window to the rear aspect, ceiling light point, cornice to ceiling and wall mounted contemporary radiator.

Bedroom Three

7'1" (max) x 10'7" (2.18 (max) x 3.25)

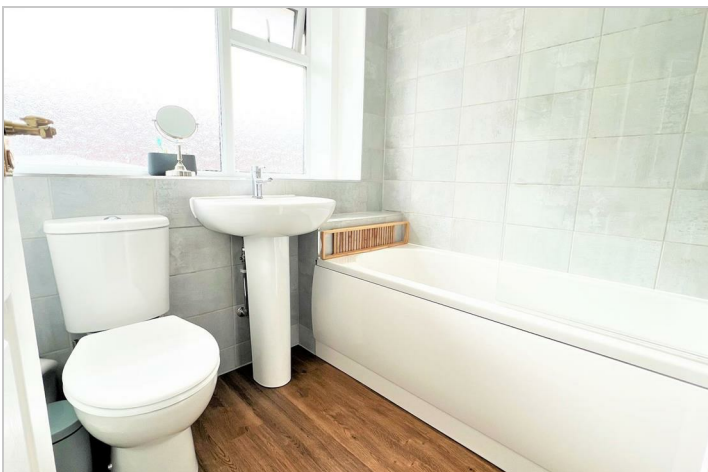
With double glazed window to the front aspect, ceiling light point and wall mounted contemporary radiator.

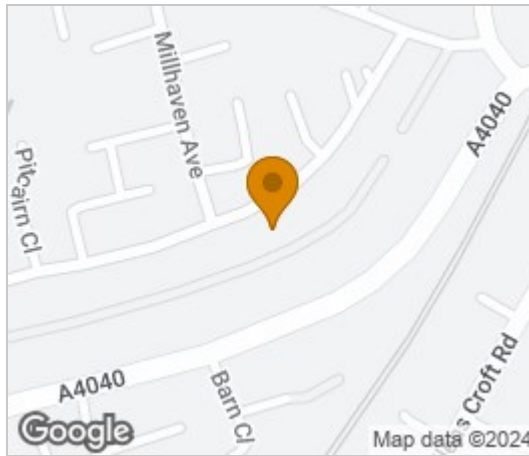
Rear Garden

With side access gate giving access to the front of the property and side walkway, a landscaped block paved patio with steps and low level walling in-turn leading to the rear garden area being laid with mainly mature lawn with decorative flowerbeds and panel fencing to all borders.

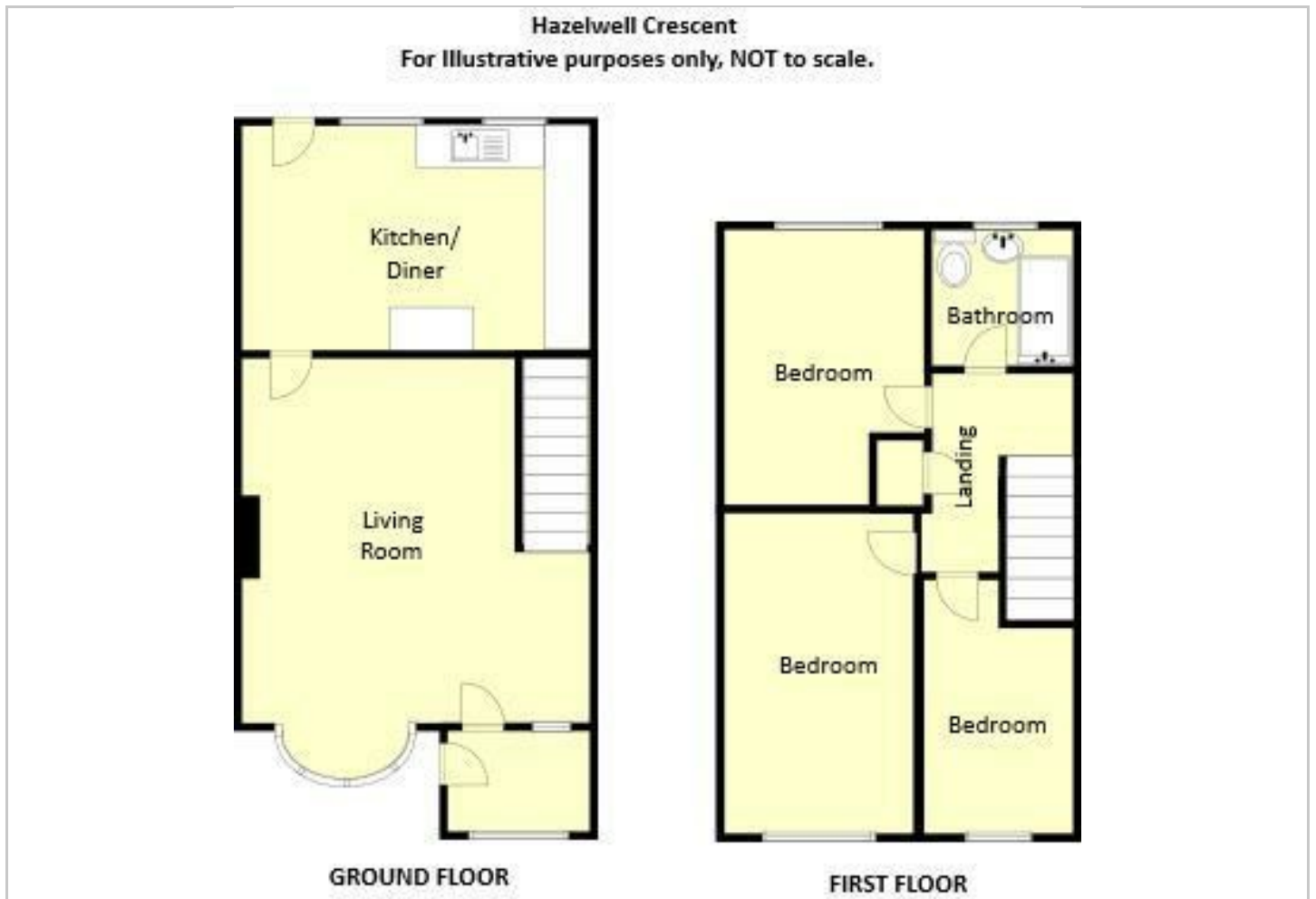
Garage

Garage is located in a separate street





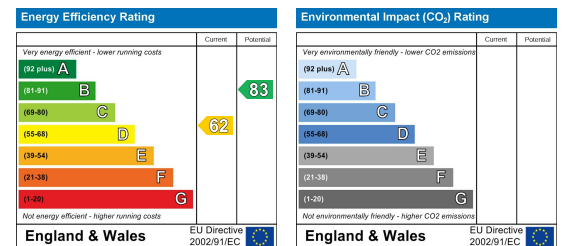
Floor Plan



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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