

**78 Hazeloak Road, B90 2AY**  
Sale Price £500,000



**Love**  
Property Co.



# 78 Hazeloak Road, Shirley Solihull, B90 2AY

Tenure - Freehold

EPC Rating - D

Council Tax Band - D

Love Property Co are pleased to offer this very homely and sought after larger style traditional four-bedroom corner plot semi-detached house being situated in this popular location.

The Property has a private hedge covering the front of the property, path leading to a welcoming porch, large lounge/dining room, garden room/office, breakfast kitchen, the first floor consisting of three bedrooms, bedrooms two & three with built in wardrobes, family bathroom, WC, the second floor loft conversion houses the master bedroom with WC and washing facilities and comprising of gas central heating and double glazing

The property also benefits from a separate self-contained Annexe containing breakfast kitchen, lounge, shower room and bedroom with built in wardrobes.

Outside the property has a large fronted private manicured hedge and well-maintained garden and a private rear garden with a patio area and storage accessed from the side passageway and off-road parking behind a wooden gate.

Hazeloak Road is a pleasant suburban street that runs parallel with Bills Lane in the heart of Shirley.

There is easy access from the property to both Woodlands Infant School and Light Hall Senior School, along with further junior and infant schooling in the local area. Our Lady of the Wayside Roman Catholic Junior and Infant School are situated on the main Stratford Road at the opposite end of the Shirley shopping centre. Education facilities are subject to confirmation from the Education Department.

There is a thriving business community in the Shirley area which extends down onto the Cranmore, Widney and Monkspath Business Parks, and the Blythe Valley Business Park which sits on the junction of the M42 motorway. A short journey down the motorway will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.





## PROPERTY MEASUREMENTS:

### LOUNGE/DINING ROOM

24' 8" X 12' 3" (7.53m x 3.74m)

### GARDEN ROOM/OFFICE

5' 3" X 10' 2" (1.59m x 3.10m)

### BREAKFAST KITCHEN AREA

17' 9" X 9' 6" (5.41m x 2.90m)

### BEDROOM ONE

15' 9" X 14' 7" (4.80m x 4.44m)

### WC

4' 7" X 6' 0" (1.40m x 1.83m)

### BEDROOM TWO

12' 2" X 9' 9" (3.72m x 2.97m)

### BEDROOM THREE

8' 11" X 11' 5" (2.72m x 3.48m)

### BEDROOM FOUR

6' 6" X 6' 10" (1.97m x 2.08m)

### FAMILY BATHROOM

6' 10" X 9' 6" (2.09m x 2.88m)

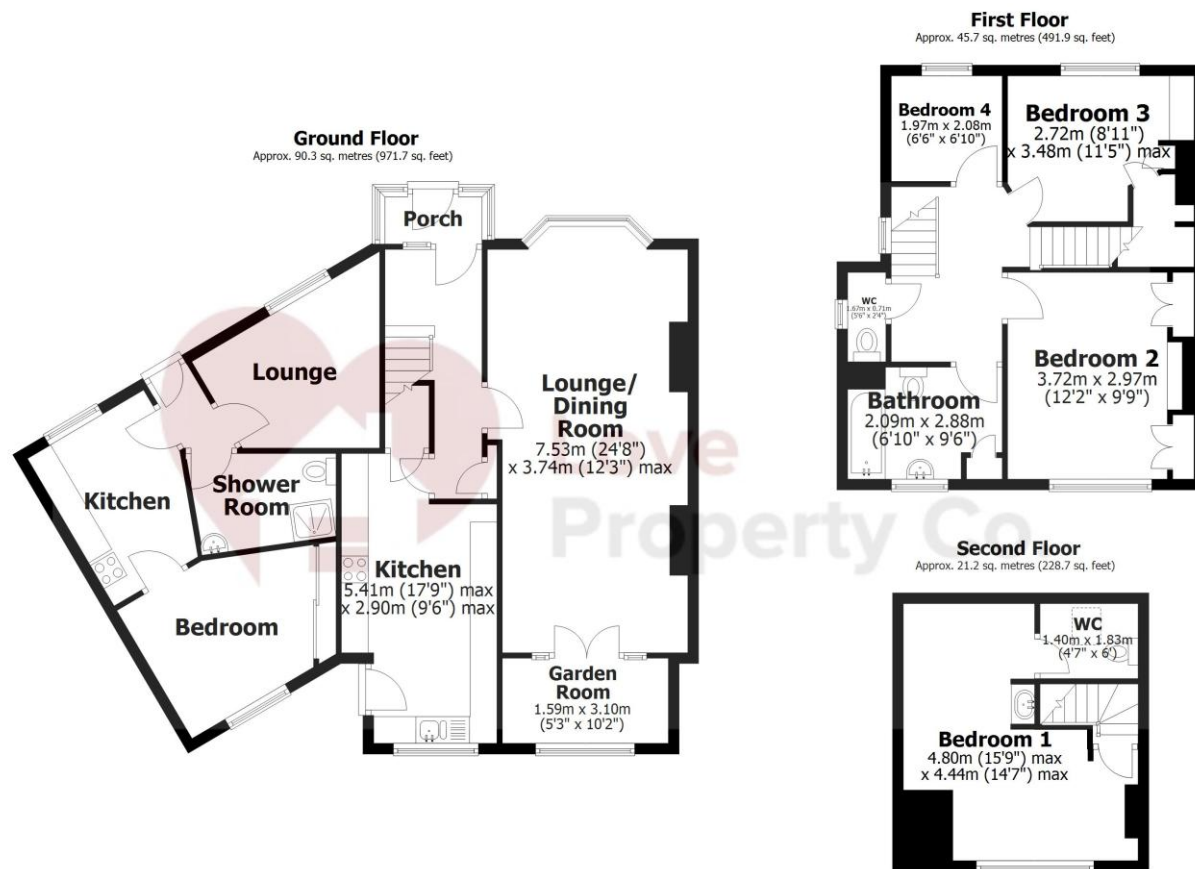
### TOTAL SQUARE FOOTAGE

1692.4 SQ. feet (157.2 sq. meters)

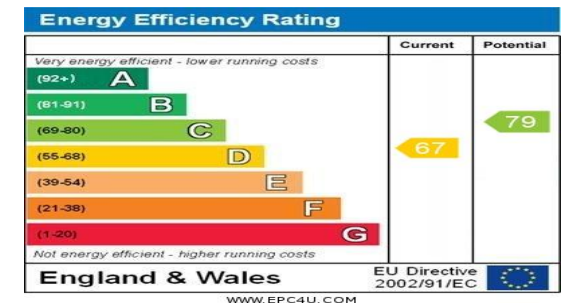
### MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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