



**EARLES**  
TRUSTED SINCE 1935



## Flat 16, 58 Hazelwood Court, Hazelwood Road, Acocks Green Birmingham, B27 7XP

This spacious one-bedroomed apartment has recently been refurbished to a high standard throughout and briefly comprises; hallway with fitted cloaks cupboard, light and modern open plan lounge and kitchen, large double bedroom, shower room and secure gated access to the garages and communal gardens.

Located on the top floor with lovely views over the gardens beyond. Hazelwood Court benefits from being within close proximity to a range of amenities including 'Acocks Green' Railway Station, a number of shops and restaurants, and both primary and secondary schools. It is also within easy access of the A41 which, in turn, provides links to the M6, M40 and M42 motorways. The property is also conveniently located for Solihull and Birmingham further afield.

The property is unfurnished. Sorry No Smokers. No pets



**£795 PCM**

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## Entrance Hall

## Lounge

11'9" x 13'5" (3.6m x 4.1m)

Double glazed window overlooking the rear gardens and open plan into the kitchen.

## Re-Fitted Kitchen

8'10" x 5'6" (2.7m x 1.7m)

Brand new fitted kitchen and breakfast bar with a range of wall and base units, washing machine, sink with drainer, fridge freezer, electric hob, extractor hood and cooker. Double glazed window to the rear elevation.

## Bedroom

11'5" x 13'1" (3.5m x 4.0m)

Spacious large bedroom with plenty of room for storage. Double glazed windows.

## Shower Room

7'2" x 7'2" (2.2m x 2.2m)

Brand new suite comprising of a corner shower enclosure, wash hand basin with vanity unit below, W.C. Double glazed window and towel rail.

## Parking

Electric Gates to Private Garage and parking, along with additional visitor parking available.

## Garage

## Communal Garden

## Additional Information

Services:

Mains gas, electricity, drainage and water are connected to the property.

Council Tax:

Birmingham City Council- Band A

Viewing:

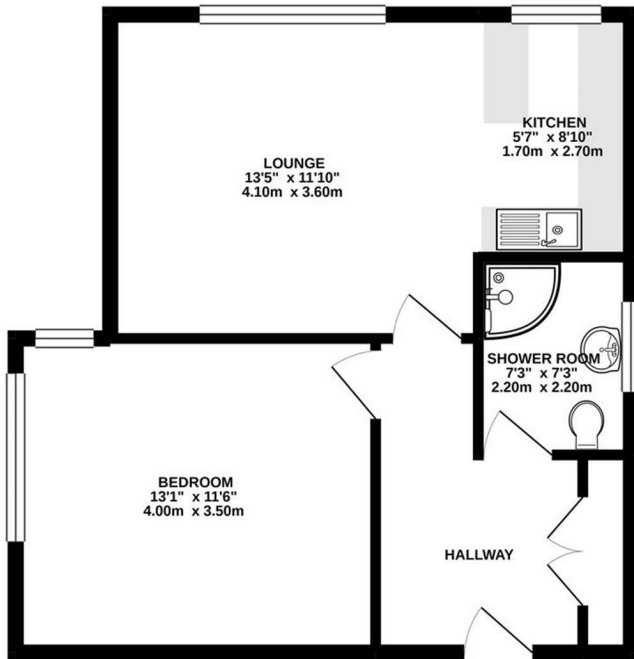
Strictly by prior appointment with Earles (01564 794 343/01789 330 915).

A holding deposit, equivalent to 1 weeks' rent, is required.

A dilapidations deposit, equivalent to 5 weeks' rent, is applicable - this will be registered through the TDS (www.tds.gb).

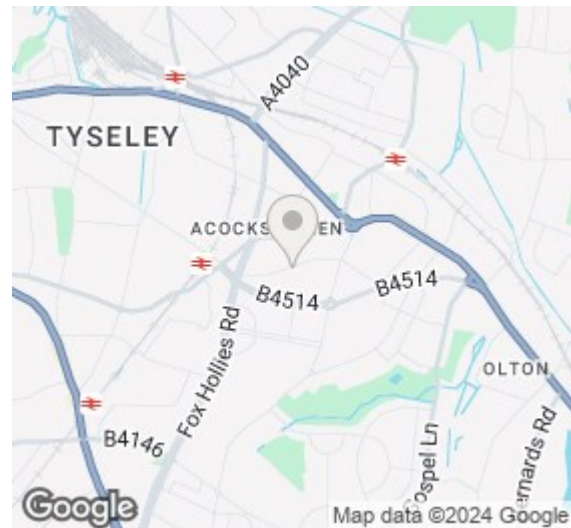
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1 BEDROOM FLAT  
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA - 479 sq ft. (44.5 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	