



Hazelwood Road, Streetly,
Sutton Coldfield, B74 3RH

Offers Over £315,000

Paul Carr Estate Agents are delighted to bring to market this extended three bedroom semi detached family home, situated in a popular residential location within Streetly. The property comprises an entrance porch, spacious and welcoming entrance hall, lounge, dining room and extended fitted kitchen.

The first floor accommodation boasts, three good sized bedrooms and a shower room with separate wc.

Externally to the front of the property is a driveway providing off road parking and a lawned area and to the rear of the property is a private enclosed garden with patio area, laid to lawn with shrubbery and enclosed borders.

The location of the property makes this house a perfect purchase for a first time buyer, homeowners looking to move to the Streetly area, or a young family, by having reputable local schools nearby (catchments should be checked) and within close proximity to Blackwood Park.

Internal viewing is highly recommended to appreciate the size and space this wonderful family home has to offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D.

Services Connected: Gas, Electric, Water and Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464
or via Streetly@paulcarrestateagents.co.uk



Ground Floor Accommodation

Hallway

Lounge 13' 4" max x 11' 8" max
(4.06m x 3.55m)

Dining Area 14' 4" max x 11' 4" max
(4.37m x 3.45m)

Extended Kitchen 15' 8" x 8' 0"
(4.77m x 2.44m)

Guest wc 6' 5" x 2' 8"
(1.95m x 0.81m)

First Floor Accommodation

Bedroom 1 12' 1" x 9' 9" to fitted wardrobes
(3.68m x 2.97m)

Bedroom 2 11' 11" x 9' 6" to fitted wardrobes
(3.63m x 2.89m)

Bedroom 3 8' 2" max x 7' 11" max
(2.49m x 2.41m)

Shower Room 7' 8" x 5' 11"
(2.34m x 1.80m)

WC 4' 8" x 2' 6"
(1.42m x 0.76m)

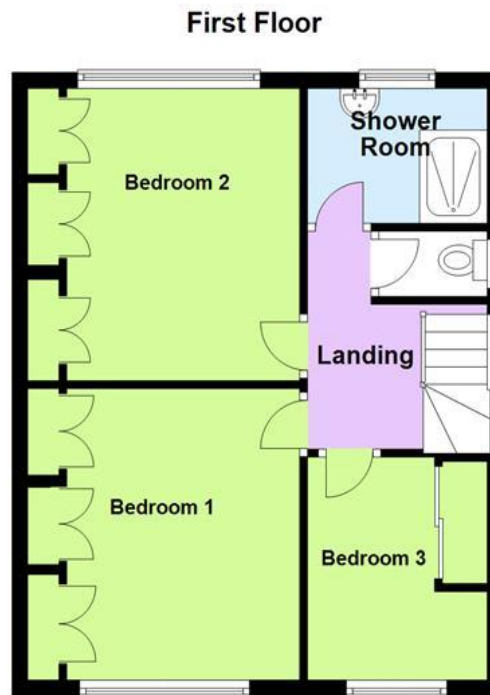
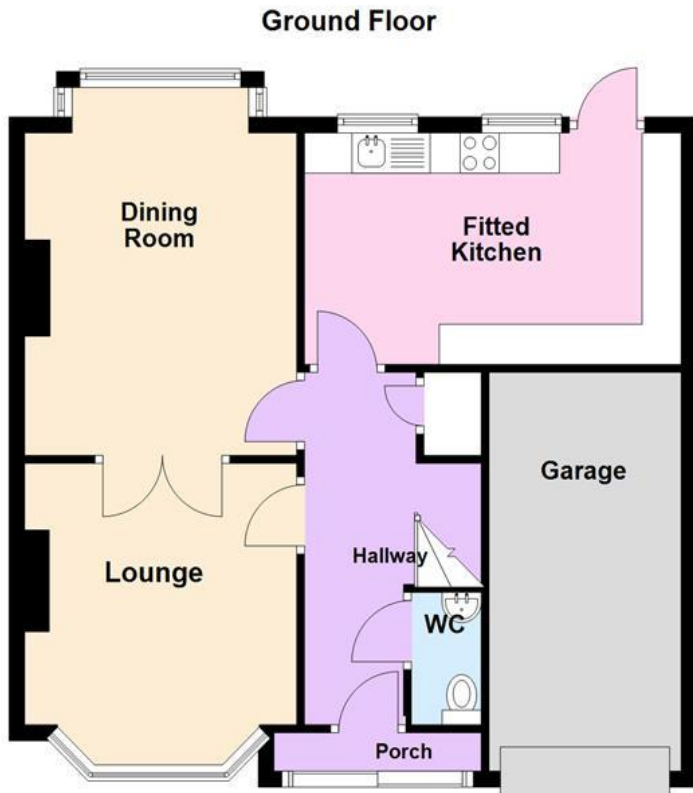
Garage 18' 7" x 8' 5"
(5.66m x 2.56m)





Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

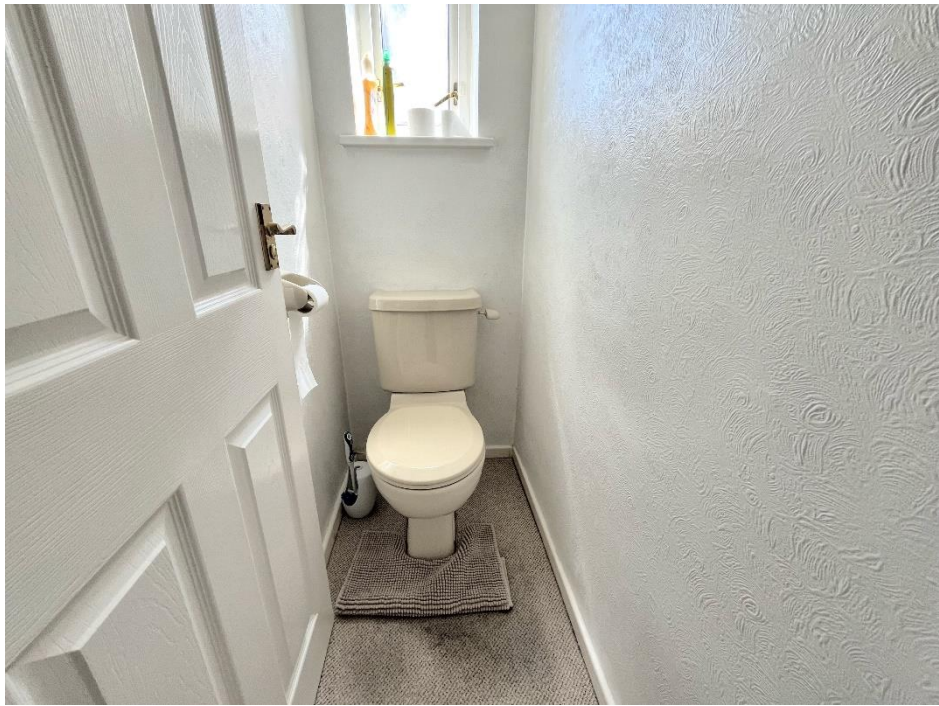


Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 1st August 2024