



Hazelwood Road, Streetly,
Sutton Coldfield, B74 3RH

£315,000

Located on the ever-popular Hazelwood Road in Streetly, this three-bedroom semi-detached property offers fantastic potential for buyers looking to modernise and create their ideal family home. Perfectly positioned within close proximity to highly regarded local schools, excellent public transport links, and a range of amenities, this is an opportunity not to be missed.

The property comprises an entrance porch leading into a welcoming hallway, with doors off to the spacious through lounge/dining room, a kitchen with a useful utility area, and a ground floor WC. There is also internal access to the garage.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms, two of which benefit from fitted wardrobes. A family bathroom and a separate WC complete the accommodation.

Externally, the property offers a driveway providing off-road parking and a small garden to the front. To the rear is a private, enclosed east-facing garden with a patio area ideal for outdoor seating and entertaining, a lawned section, and well-established borders.

Although the property requires updating, it presents a fantastic opportunity to add value and tailor the space to your own taste and needs. Offered with no onward chain.

Early internal viewing is highly recommended to appreciate the potential this property has to offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D payable to Walsall Council.

Services Connected: Gas/Electric/Water/Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via Streetly@paulcarrestateagents.co.uk



Accommodation

Entrance Porch

6' 7" x 2' 1" (2.01m x 0.63m)

Entrance Hall

Lounge/Dining Room

24' 3" x 11' 4" (7.39m x 3.45m)

Kitchen

8' 4" x 7' 7" (2.54m x 2.31m)

Utility Room

11' 0" x 8' 10" (3.35m x 2.69m)

WC

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

Garage

16' 3" x 8' 2" (4.95m x 2.49m)

First Floor Landing

Bedroom One

12' 1" x 11' 2" (max) (3.68m x 3.40m)

Bedroom Two

11' 9" x 11' 0" (3.58m x 3.35m)

Bedroom Three

8' 2" x 7' 8" (2.49m x 2.34m)

Bathroom

5' 10" x 7' 8" (1.78m x 2.34m)

WC

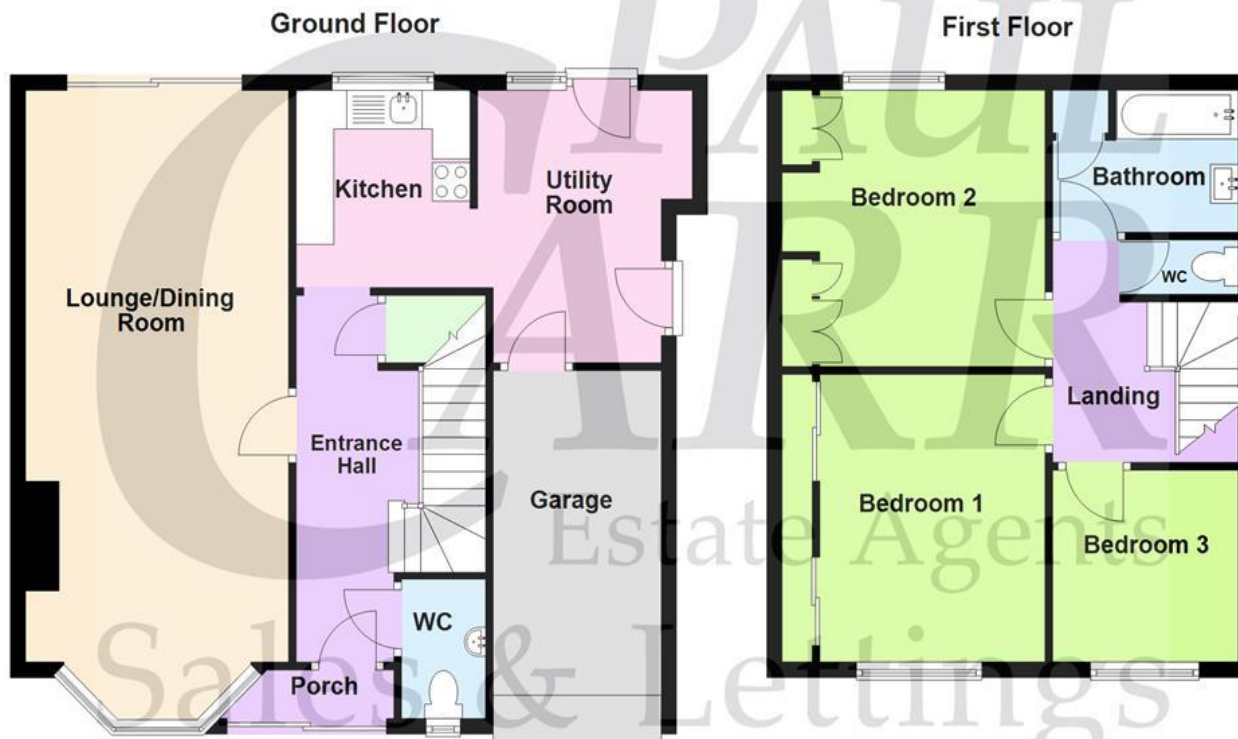
4' 10" x 2' 4" (1.47m x 0.71m)





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		85 B
69-80	C		
55-68	D		
39-54	E	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: