



Hazelwood Road, Streetly,
Sutton Coldfield, B74 3RW

£365,000

This charming three-bedroom semi-detached family home, located on the desirable Hazelwood Road in Streetly, offers a fantastic blend of spacious living and convenience.

Ideally positioned close to excellent transport links, local amenities, and reputable schools, this property is perfect for families seeking a well-connected and comfortable home.

Externally, the property boasts a generous driveway providing off-road parking for multiple vehicles, as well as access to the garage.

There is also shared side access leading to the private rear garden, making it easy to enjoy outdoor living. Internally, the property welcomes you through a porch that leads into a wide and inviting entrance hall.

The open-plan kitchen/dining room, positioned at the rear of the house, offers a bright and airy space, with large windows and patio doors providing stunning views over the lovely south-west facing garden and direct access to the outdoor area.

The separate lounge, with a feature bay window to the front, offers a cosy and private space to relax.

Upstairs, the landing leads to three well-proportioned bedrooms, including two generous doubles and a spacious single. The modern bathroom is complemented by a separate WC, perfect for family living.

The private rear garden is a real highlight, with a sunny south-west facing aspect. It features a patio area ideal for outdoor dining, a well-maintained lawn, and mature shrubs, all enclosed by fenced boundaries providing a peaceful and secure environment for children and pets to enjoy.

This well-presented home is ready to move into and offers a fantastic opportunity for growing families.

Internal viewing is highly recommended to fully appreciate everything 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



Ground Floor Accommodation

Entrance Porch

Entrance Hall 12' 2" x 7' 8"
(3.71m x 2.34m)

Lounge 14' 7" (into bay) x 11' 5"
(4.44m x 3.48m)

Kitchen/Dining Room 14' 10" (max) x 19' 6" (max)
(4.52m x 5.94m)

Garage 16' 5" x 8' 2"
(5.00m x 2.49m)

First Floor Accommodation

Bedroom One 12' 0" x 11' 6"
(3.65m x 3.50m)

Bedroom Two 11' 10" x 11' 6"
(3.60m x 3.50m)

Bedroom Three 8' 5" x 7' 8"
(2.56m x 2.34m)

Bathroom 5' 7" x 7' 7"
(1.70m x 2.31m)

WC 2' 5" x 4' 7"
(0.74m x 1.40m)







Floor Plan

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



Energy Performance Rating

**NEW INSTRUCTION
AWAITING
ENERGY
PERFORMANCE
CERTIFICATE**

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: 29th April 2025