



Hazel Avenue,
Sutton Coldfield, B73 5AX

Offers in the Region Of £125,000

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This superbly located one double bed ground floor maisonette offers an excellent opportunity for buyers being ideally positioned on this quiet cul-de-sac within close proximity of many desirable amenities including shops, schools, parkland and transport links. The accommodation includes a modern style fitted kitchen and bathroom with white suite along with direct access to a private rear garden, off road parking and a garage en-block. Offering the advantage of an extended lease and no onward chain the property must be viewed at the earliest opportunity.

GROUND FLOOR MAISONETTE

WELL PROPORTIONED DOUBLE BEDROOM

NO ONWARD CHAIN

LONG EXTENDED LEASE

BATHROOM WITH WHITE SUITE

MODERN STYLE FITTED KITCHEN

GENEROUS LIVING ROOM WITH DIRECT GARDEN ACCESS

OFF ROAD PARKING AND GARAGE EN-BLOCK

CLOSE PROXIMITY TO A VARIETY OF SHOPS AND TRANSPORT LINKS

EARLY VIEWING ESSENTIAL IN ORDER TO AVOID DISAPPOINTMENT





Property Specification

GROUND FLOOR MAISONETTE
NO ONWARD CHAIN
LONG EXTENDED LEASE

Porch

Hall

Living Room 4.27m (14') x 2.96m
(9'9")

Kitchen 2.74m (9') x 1.93m (6'4")

Bedroom 4.36m (14'3") max x
2.96m (9'9")

Bathroom 5' 11" x 6' 4" (1.80m x
1.93m)

Storage

Agent's Note:

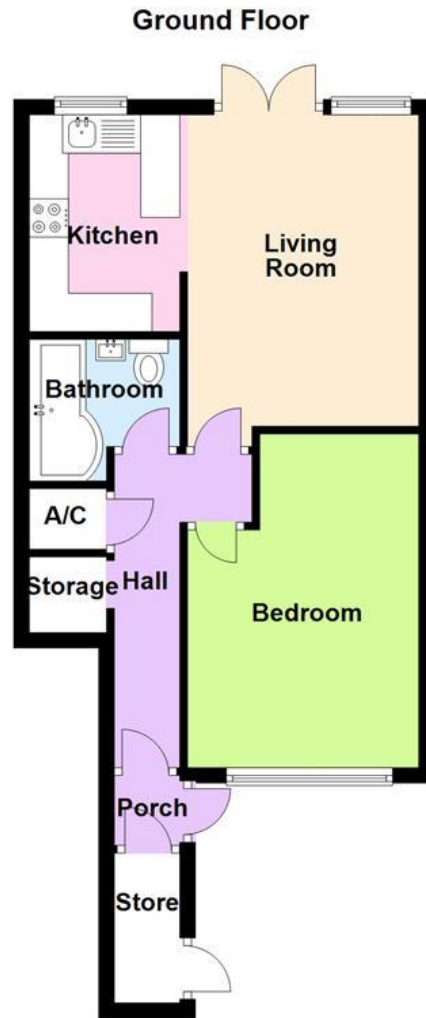
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Came on the market: 15th August 2023

Viewer's Note:

Services connected: Electric, water and Drainage
Council tax band: A
Tenure: Leasehold 140 years remaining
Ground Rent: £300

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

