



smarthomes

Hazelwood Road

Acocks Green, Birmingham, B27 7XT

- A Beautifully Presented & Extended Three Storey Period Property
- Three Double Bedrooms
- Impressive Extended Family Dining Kitchen
- Good Size South Facing Rear Garden

Offers Over

£310,000

EPC Rating - 58

Current Council Tax Band - B





Property Description

The property is set back from the road behind a block paved driveway providing off road parking extending to gated side access and canopy porch with UPVC obscure double glazed door leading through to

Entrance Hallway

With ceiling light point, radiator, laminate flooring, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to

Lounge to Front

12' 9" x 10' 9" (3.9m x 3.3m) Having a double glazed bay window with American style shutters, radiator, ceiling light point and feature wall mounted electric fire



Family Bathroom to Rear

8' 6" x 4' 11" (2.6m x 1.5m) Being fitted with a three piece white suite comprising; P-shaped panelled bath with shower over and glazed screen, low flush WC and feature vanity wash hand basin, with tiling to water prone areas, tiled flooring, LED mirror, obscure window to hallway, radiator, extractor and ceiling light point

Inner Hallway

With double glazed window to side, radiator, tiled flooring and opening into



Extended Family Dining Kitchen to Rear

32' 9" x 9' 6" (10m x 2.9m) Being fitted with a range of wall, drawer and base units incorporating wine rack with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset electric oven, space and plumbing for washing machine, space for fridge freezer, cupboard housing Baxi boiler, two radiators, ceiling light points, wood effect tiled flooring, double glazed folding doors leading out to the South facing rear garden, feature roof lantern, two double glazed windows and double glazed French doors to side



Accommodation on the First Floor

Landing

Having a double glazed window to side with American style shutters, radiator, ceiling light point, stairs leading to the second floor accommodation and doors leading off to

Bedroom One to Front

11' 5" x 11' 1" (3.5m x 3.4m) Having a double glazed window to front elevation with American style shutters, radiator and ceiling light point

Bedroom Two to Rear

9' 6" x 8' 2" (2.9m x 2.5m) With double glazed window to rear elevation, radiator and ceiling light point





Second Floor Accommodation

Landing

With door to generous storage area and door leading into

Bedroom Three

8' 2" x 6' 6" (2.5m x 2.0m) With restricted head height With double glazed window to side, Velux window, radiator and ceiling light point

South Facing Rear Garden

Being mainly laid to lawn with paved patio, side gate access to driveway, fencing to boundaries, timber Summer house, terrace to rear, a range of mature shrubs and bushes and outside tap

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		81
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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