

# ACRES

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- Semi-detached family home
- Three bedrooms
- Bathroom & separate wc
- Spacious through lounge/dining room
- Kitchen
- Utility room
- Garage
- Rear garden
- Set in a sought after location
- No upward chain



***HAZELWOOD ROAD, STREETLY, B74 3RH - OFFERS AROUND £350,000***

This spacious, freehold, semi-detached family home, is set in a prime, central and sought after location, just a short stroll from well regarded schooling. Being similarly placed for a readily available bus service, together with having open countryside close by, the property is within close proximity of shopping facilities and amenities on the Chester Road/Blackwood Road. Complemented by gas central heating and pvc double glazing (both where specified), the property offers the scope and potential for modernisation/alteration (subject to necessary permissions/regulations). Briefly comprising enclosed porch, welcoming reception hall, substantial through lounge/dining room, kitchen leading to utility and garage. To the first floor there are three bedrooms, bathroom and separate wc. Additionally the property has an attractive rear garden and multi-vehicle driveway. To fully appreciate the property on offer and it's potential, we highly recommend an internal inspection.

Set back from the roadway behind a block paved, multi-vehicle driveway, access to the property is gained via a pvc double glazed door into:

ENCLOSED PORCH: Pvc double glazed window to front and side, obscure glazed door open to:

RECEPTION HALL: Obscure glazed window to front, large useful storage cupboard, stairs off, radiator, doors to:

THROUGH LOUNGE/DINING AREA:

Lounge Area: 14'1" x 11'4" max / 10'2" min Pvc double glazed box window to front, radiator.

Dining Area: 14'9" x 11'5" max / 10'1" min Double glazed sliding patio doors to rear, coal effect feature fireplace, radiator.

KITCHEN: 8'2" x 7'6" Pvc double glazed window to rear, stainless steel sink set into rolled edge work surfaces, complementary tile effect splash backs, fitted cupboards to both base and wall level, space for cooker and fridge/freezer, wood effect flooring, leading to:

UTILITY ROOM: 11'5" x 8'2" Pvc double glazed window and door to rear, fitted cupboards to both base and wall level, plumbing and space for washing machine, work surfaces over, glazed sliding door to garage.

STAIRS TO LANDING: Obscure glazed window to side.

BEDROOM ONE: 12'4" x 11'4" Pvc double glazed window to front, built-in wardrobes, dressing table, bedside units, radiator.

BEDROOM TWO: 11'9" x 11'3" Pvc double glazed window to rear, two double and three single built-in wardrobes, matching dressing table and bedside units, radiator.

BEDROOM THREE: 8'7" x 7'6" Pvc double glazed window to front.

SEPARATE WC: Obscure pvc double glazed window to rear, low level wc.

BATHROOM: 7'7" max / 5'3" min x 5'6" Obscure pvc double glazed window to rear, matching white suite comprising bath with shower over, wash hand basin, tiled splash backs, tiled walls, useful storage cupboard, radiator.

GARAGE: 16'3" x 7'8" Up and over garage door. (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Block paved patio area with steps leading to lawn, shielded by shrubs, bushes and trees, feature pond, timber shed.



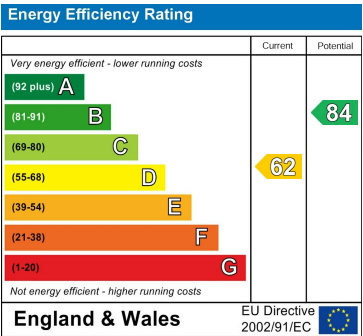




TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : D

VIEWING: Highly recommended via Acres on 0121 323 3088



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.