



Hazeldene Road, Birmingham





Property Description

SEEING IS BELIEVING! A stunning property and ready to move into. Situated in a FANTASTIC location, the property is near to LOCAL SCHOOLS and Sheldon Country Park so is ideal for a young family. Sheldon shopping centre and main road and bus links are close at hand. Call NOW to view on 0121 742 1725.

Entrance Hall

Composite door to front aspect, central heating radiator and ceiling light point.

Lounge

12' max x 20' 10" (3.66m max x 6.35m)
Double glazed window to front aspect, central heating radiator, TV point and two ceiling light points.

Kitchen

10' 6" x 9' 1" (3.20m x 2.77m)
Double glazed window and door to rear aspect, a range of wall and base units with work surfaces over, sink and drainer with mixer tap, gas hob, electric oven and cooker hood, space and plumbing for a washing machine, tiled floor, part tiled walls, central heating radiator, central heating boiler and ceiling light point.

Landing

Ceiling light point and loft hatch.



Bedroom One

9' 1" x 17' 2" (2.77m x 5.23m)

Double glazed window to front aspect, central heating radiator, ceiling light point and built-in storage.

Bedroom Two

11' 7" x 14' (3.53m x 4.27m)

Double glazed window to rear aspect, central heating radiator, ceiling light point and built-in wardrobes.

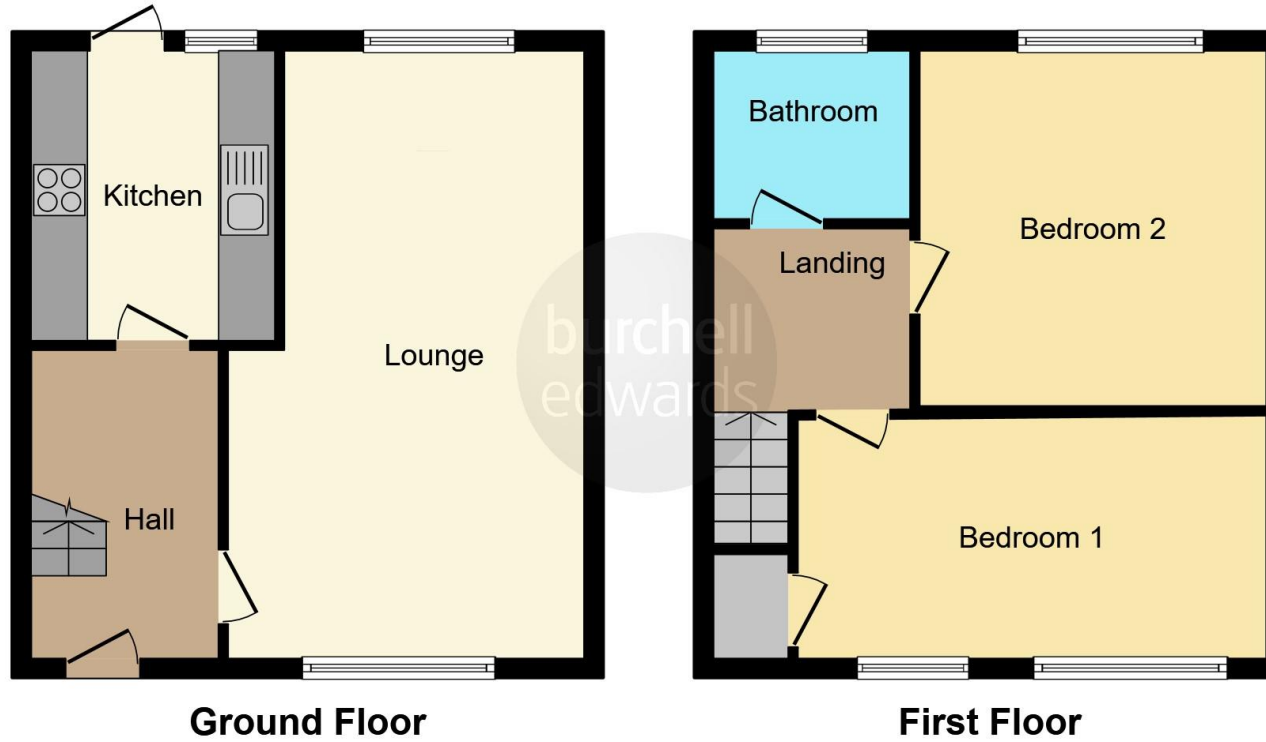
Bathroom

Two double glazed windows to rear aspect, WC, hand wash basin, bath with shower over, part tiled walls, central heating radiator and two ceiling light points.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

T 0121 742 1725
E sheldon@burchelledwards.co.uk

2208 Coventry Road Sheldon
 BIRMINGHAM B26 3JH

EPC Rating: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHL209518



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SHL209518 - 0009