



Hazelhurst Road, Castle Bromwich Birmingham B36 0BJ

welcome to

Hazelhurst Road, Castle Bromwich Birmingham

****SEMI DETACHED**LOUNGE/DINER**THREE BEDROOMS**GARAGE**NO UPWARD CHAIN**CONSERVATORY**IN NEED OF SOME MODERNISATION**FREEHOLD****



Agents Note

Please note measurements have been taken by an external company and should only be used as a guide.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Porch

Double-glazed window to front, door to hallway.

Hallway

Ceiling light point, stairs to first floor and under stairs storage.

Lounge

Double-glazed bay window to front, double-glazed sliding doors to rear and two ceiling light points.

Kitchen

Two double-glazed windows to rear, double-glazed door to side, two ceiling light points, cupboards, drawers and base units, roll top work surfaces, one and half bowl sink and drainer, hob, oven and extractor hood.

Utility Room

Three double-glazed windows to rear, wall light point and door to garden.

Landing

Double-glazed window to side and loft access.

Bedroom One

Double-glazed bay window to front and ceiling light point.

Bedroom Two

Double-glazed bay window to rear and ceiling light point.

Bedroom Three

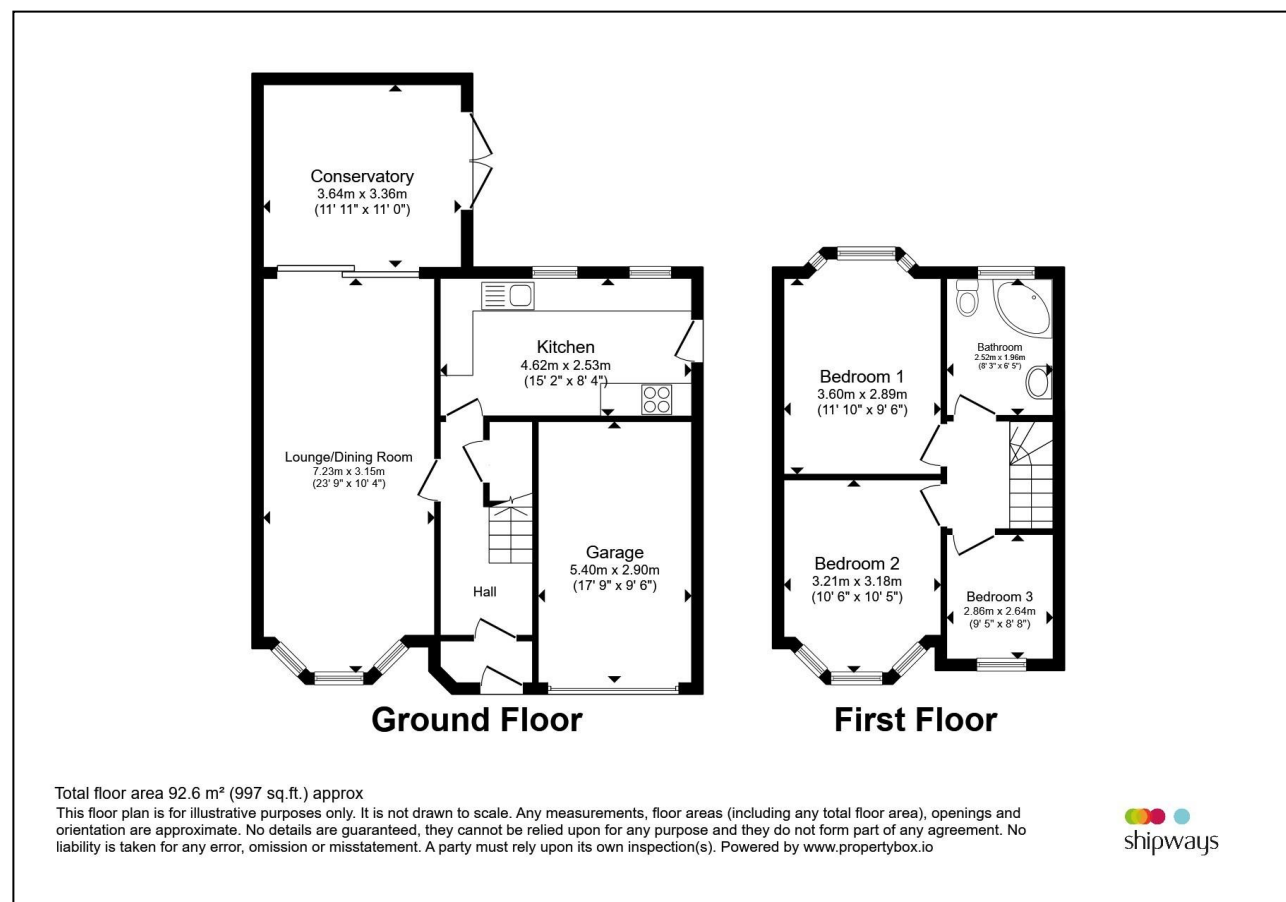
Double-glazed window to front and ceiling light point.

Bathroom

Double-glazed window to rear, ceiling light point, low level w.c., pedestal basin, walk in bath and tiled walls.

Rear Garden

Paved patio, side access gate, lawn and enclosed by fencing.



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welcome to

Hazelhurst Road, Castle Bromwich Birmingham

- LARGE DRIVEWAY
- SPACIOUS RECEPTION
- CONSERVATORY
- THREE BEDROOMS
- FAMILY BATHROOM

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

£289,950



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CAB112626 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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