

26 Hazel Croft, Northfield, Birmingham,
B31 2LP

Offers in the Region Of
£235,000



- Extended Traditional Detached Family Home
- Three Bedrooms
- Extended Kitchen
- EPC Rating: D
- Two Reception Rooms
- Garage

An EXTENDED and WELL PRESENTED semi-detached home in DESIRABLE CUL-DE-SAC with GARAGE. Viewings VITAL to appreciate quality of accommodation and location on offer. Benefiting from uPVC double glazing and combi gas central heating, this ideal first time purchase and family home comprises; block paved fore court, porch, hallway, two reception rooms, extended kitchen, downstairs WC, three bedrooms, first floor bathroom, rear garden with brick built outbuilding and detached garage. Offered with NO UPWARD CHAIN.

Property Tenure

Freehold

Council Tax Band

C

EPC Rating

D

Description

A traditional two storey semi-detached home of traditional brick construction under a tile pitched roof. The

property benefits from having a kitchen extension and broadly in a well presented condition.

Benefiting from uPVC double glazing and combi gas central heating.

Location

The property is located within a desirable cul-de-sac position off Kingshurst Road, conveniently situated approximately:

-0.2 miles from Northfield Railway Station (providing direct Cross-City Line services to Birmingham New Street, with the fastest journeys taking around 18 minutes).

-0.4 miles from Northfield Town Centre and shopping amenities.

-5 miles from Junction 2 of the M42.

-5 miles from Junction 4 of the M5.

-7 miles south-west of Birmingham City Centre.

Accommodation

Please refer to the floor plan for room measurements.

Ground Floor

Porch, hallway, front reception room, rear reception room, extended kitchen, downstairs WC.

First Floor

Stairs and landing, bedroom one (double), bedroom two (double), bedroom three (single), bathroom with WC.

Outside

Front - Block paved fore court.

Rear - Garden with brick built outbuilding and detached garage, accessed via rear service road.

Availability

The property is offered with vacant possession and no upward chain.



Fixtures and Fittings: All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

Need a solution with a property matter? Cottons can assist;

Residential Sales

0121 247 4747
sales@cottons.co.uk

Auctions

0121 247 2233
auctions@cottons.co.uk

Property Management

0121 247 2030
property@cottons.co.uk

Landlords Property Insurance

0121 247 2030
insurance@cottons.co.uk

Residential Lettings

0121 247 2299
lettings@cottons.co.uk

Commercial Sales & Lettings

0121 247 4747
commercial@cottons.co.uk

Energy Performance Certificates

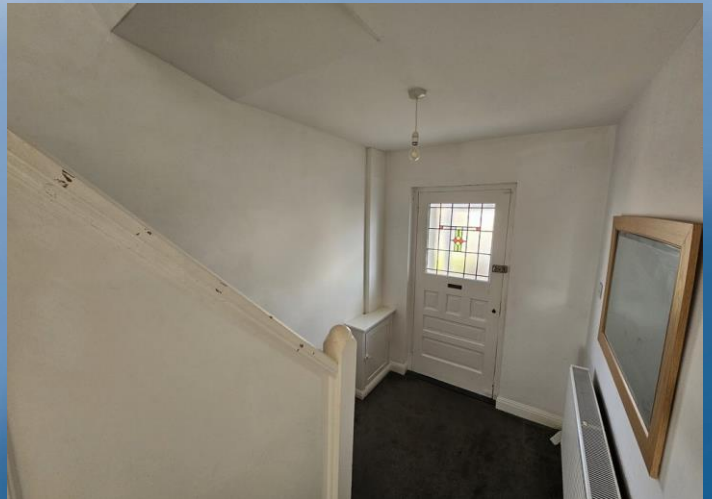
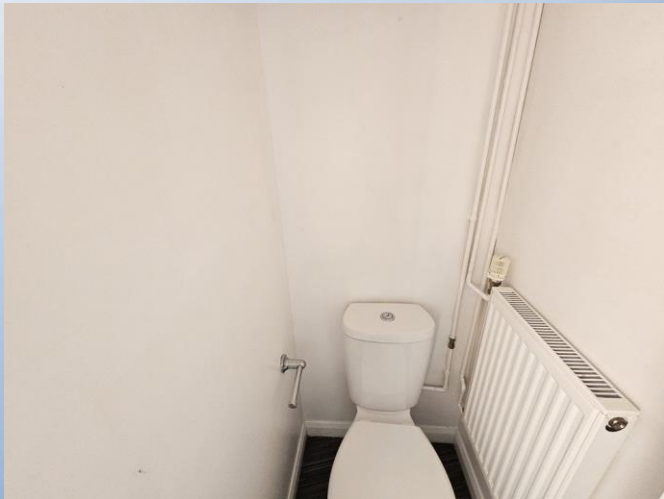
0121 247 2299
epc@cottons.co.uk

RICS Valuation Surveys

0121 247 4747
sales@cottons.co.uk

Cottons

CHARTERED SURVEYORS

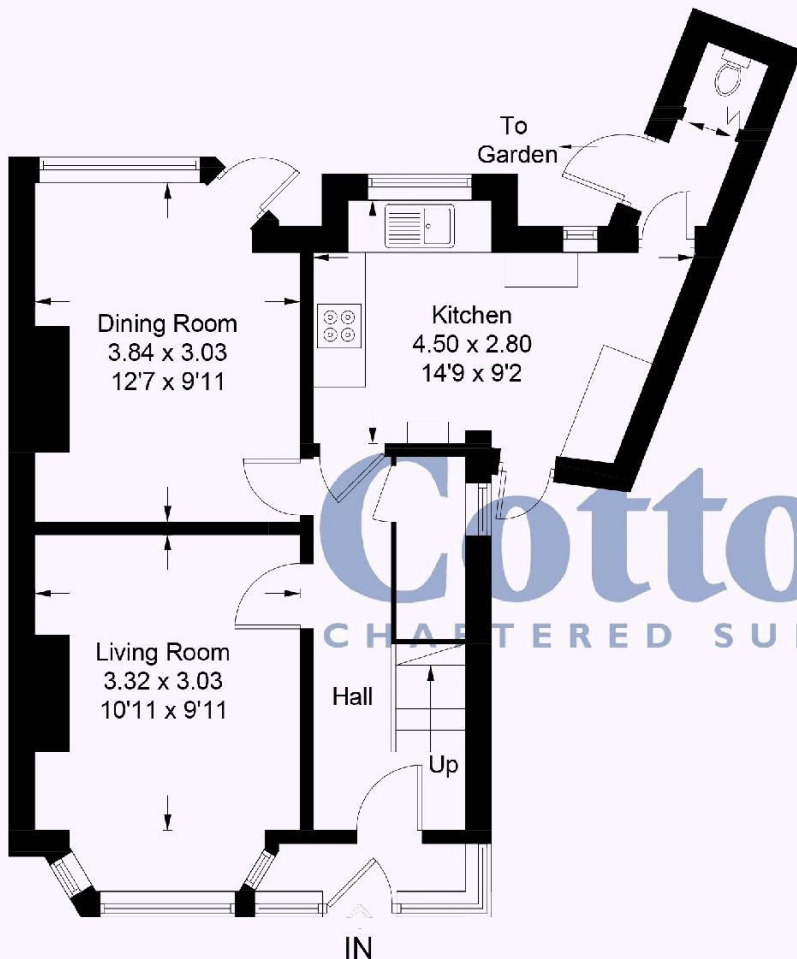


Cottons Chartered Surveyors give notice that (i) the particulars are set out as a general outline copy for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no persons in the employment of Cottons Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.

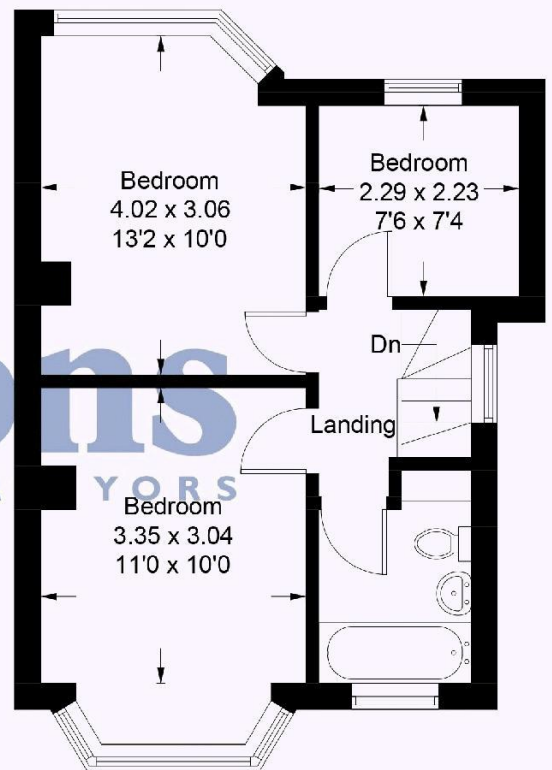
Cottons Chartered Surveyors have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

26 Hazel Croft

Approximate Gross Internal Area = 83.6 sq m / 900 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1322100)

Cottons
CHARTERED SURVEYORS

0121 247 4747

359 - 361 Hagley Road, Edgbaston, Birmingham, West Midlands, B17 8DL

This plan is for illustration purposes only and may not be to scale or representative of the property.



RICS



nava | propertymark

PROTECTED

arla | propertymark

PROTECTED

naea | propertymark

PROTECTED



The Property Ombudsman