



Hayfield Road, Birmingham

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### Property Description

This impressive property offers private secluded location, gated access to a tarmac driveway and detached double garage, plus additional block-paved parking for multiple cars. Gated side access provides potential for extension.

Inside, the reception hall features wood-effect flooring, leading to a modern guest cloakroom and a utility room with a HIVE system. The spacious through lounge boasts a bow window, feature fireplace, and leads to an expansive, brick-based conservatory - perfect for entertaining. The modern breakfast kitchen is equipped with stylish high-gloss units, quartz worktops, integrated appliances including two ovens, and an instant hot water tap.

Upstairs, the landing accesses four double bedrooms, with fitted wardrobes in bedrooms one, two, and three. The fully tiled bathroom features a white suite, including a panelled bath, concealed cistern WC, vanity basin, and a curved corner shower cubicle.

The property also includes block-paved rear patio space with mature garden and a greenhouse.

### Approach

Access via private slip road leading to gated entrance leading to tarmac driveway leading to garage door, block paved driveway to front with ample space for parking, slabbed leading to UPVC front door with obscure double-glazed window to the side. Gated access to rear garden.

### Hallway

Stairs to first floor with storage underneath, wood effect flooring, doors off to

### Downstairs W.C

Obscure double-glazed window to front, central heating towel rail, W.C, hand wash basin with mixer taps and vanity unit.

### Utility Room

Fitted storage and providing space for tumble dryer, Combi gas central heating boiler with HIVE system.

### Kitchen

Modern high gloss base and drawer units with quartz worktops with inset sink unit & instant hot water tap, Bosch double integrated ovens and gas hob with extractor fan over. Integrated dishwasher, washing machine & fridge/freezer. Space for table, obscure double-glazed window to side with obscure double-glazed window to side, double glazed window to rear. Central heating radiator, wood effect flooring. Ceiling spot lights with further above-cabinet lighting.

### Living Room

Through living room, double glazed bow window to the front aspect with deep window ledge. Feature gas flame fire with fireplace & surround. Double glazed sliding doors to the conservatory.

## Conservatory

UPVC double glazed windows surrounding with double glazed French doors to rear and single double glazed door to side and rear leading to garden. Brick base with tiled flooring.

## Landing

Loft access, all doors off to:

## Bedroom One

Built in fitted wardrobes and fitted dressing table. Double glazed window to front aspect, central heating radiator.

## Bedroom Two

Built in fitted wardrobes & storage. Double glazed window to front aspect, central heating radiator.

## Bedroom Three

Built in fitted wardrobes. Double glazed window to rear aspect, central heating radiator.

## Bedroom Four

Double glazed window to rear aspect, central heating radiator.

## Bathroom

Obscure double-glazed window to rear aspect. W.C, wash basin with mixer taps and vanity unit. Walk in corner shower with sliding doors. Bath with mixer taps. Ceiling spotlights, fully tiled to walls and floor, chrome heated towel rail.

## Garage

Detached double garage with up and over doors. Obscure double-glazed door and window to the side.

## Rear Garden

The block paved rear garden with shrub surround.

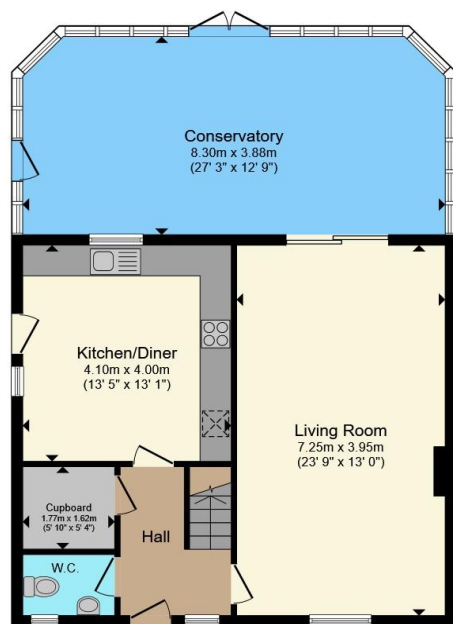




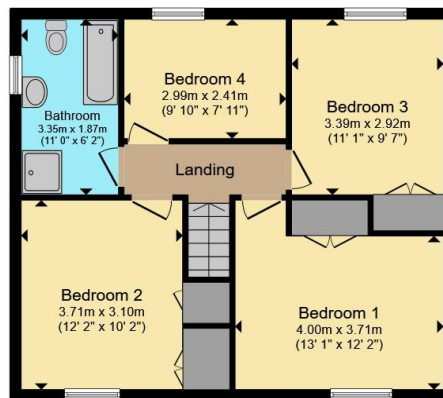




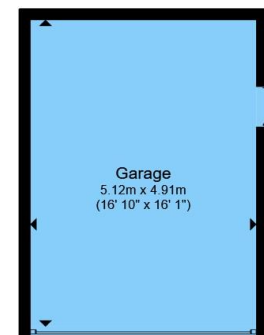




**Ground Floor**



**First Floor**



**Garage**

Total floor area 176.0 m<sup>2</sup> (1,894 sq.ft.) approx

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