



Hazelwood Road, Streetly
Sutton Coldfield, B74 3RG

£300,000

Paul Carr Estate Agents are delighted to present this beautifully presented and thoughtfully improved three-bedroom semi-detached family home.

An internal viewing is highly recommended to fully appreciate the generous size and standard of accommodation on offer.

Conveniently located for access to popular local schools (please verify catchment areas), a range of local amenities, and transport links, the property enjoys a set-back position from the road, featuring a driveway leading to an integral garage and a pathway to the entrance porch.

The spacious porch provides useful additional space and leads into a bright and welcoming lounge/dining room a superb open-plan area ideal for family living.

From here, stairs rise to the first floor, and there is access to both the conservatory and the kitchen.

The kitchen is well-appointed with a range of wall and base units, complemented by work surfaces and incorporating a stainless-steel sink unit with drainer and mixer tap.

The conservatory offers additional versatile living space and enjoys pleasant views over the rear garden.

Upstairs, the property offers three well-proportioned bedrooms. Bedrooms one and two benefit from fitted wardrobes, providing excellent storage.

The modern shower room is stylishly presented, featuring contemporary tiling a white suite comprising a low flush WC, hand wash basin, and shower cubicle.

Externally, the rear garden is well screened and ideal for outdoor entertaining, with a patio area perfect for al-fresco dining, a lawn, enclosed fenced boundaries, and a side gate giving access to the front of the property.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C.

Services Connected: Gas, Electric, Water & Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via Streetly@paulcarrestateagents.co.uk



Porch

7' 4" x 4' 1" (2.23m x 1.24m)

Lounge/Dining Room

16' 1" max x 15' 7" max (4.90m x 4.75m)

Kitchen

12' 8" max x 7' 2" max (3.86m x 2.18m)

Conservatory

11' 4" x 9' 1" (3.45m x 2.77m)

Bedroom 1

15' 7" into wardrobes x 9' 9" (4.75m x 2.97m)

Bedroom 2

15' 6" max x 8' 1" max (4.72m x 2.46m)

Bedroom 3

12' 1" x 7' 3" (3.68m x 2.21m)

Shower Room

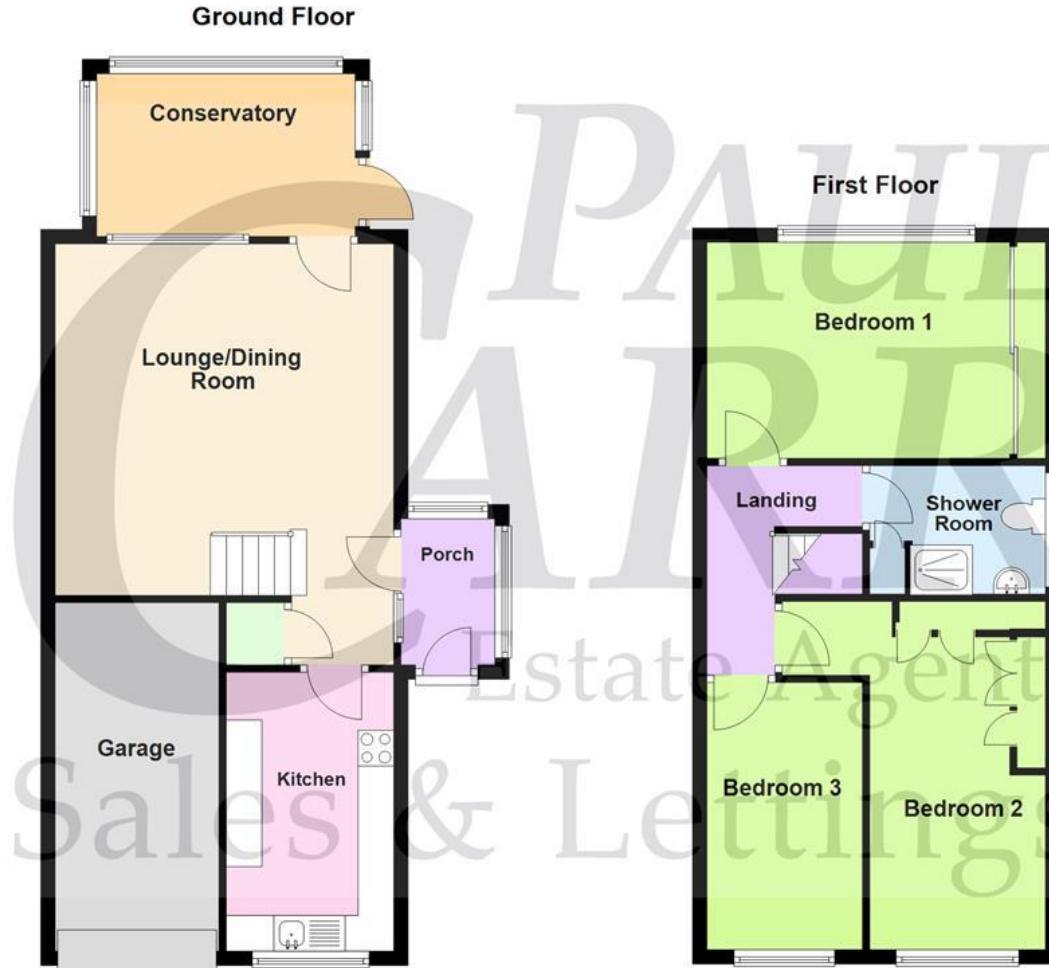
8' 0" max x 6' 5" max (2.44m x 1.95m)





Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

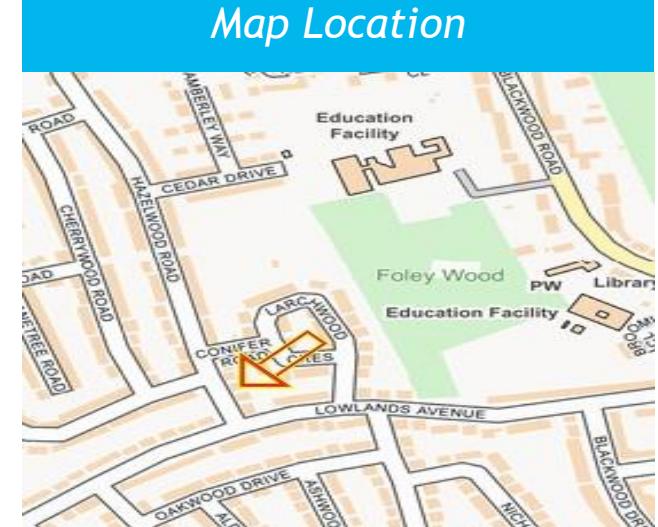


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Plan produced using PlanUp.

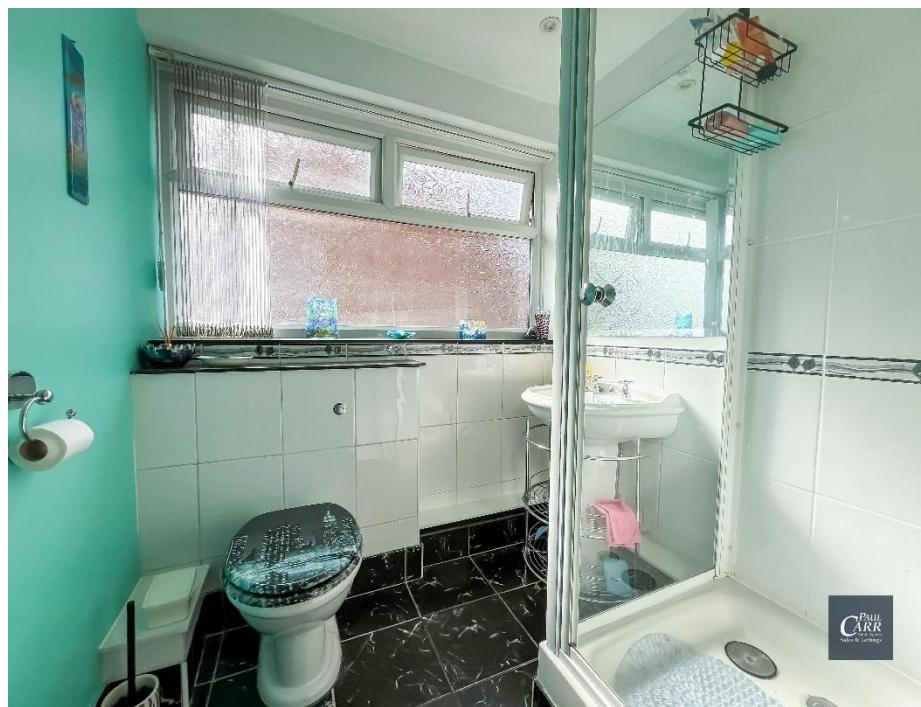
Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	76 C	
39-54	E	67 D	
21-38	F		
1-20	G		

Map Location









Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

Came on the market:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.