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**70 Hazel Road
Rednal
Birmingham
B45 9DY**

Offers in Region of £400,000

**Detached Dorma Bungalow
Three Bedrooms
Lounge/Diner
Kitchen/Utility
Downstairs Master Bedroom
En-Suite
Driveway/Garage
Front & Rear Gardens
Double-Glazing & Central Heating
Freehold**

Gordon Jones is delighted to present this spacious three-bedroom Dorma Bungalow with a beautiful landscaped rear garden. Hazel Road is a highly sought-after road in Rubery, Birmingham. It is within walking distance to the Lickey Hills and is in a great location conveniently situated near local amenities and within walking distance to Rubery village and a short journey to nearby Longbridge Retail Park with restaurants, entertainment venues, Marks and Spencer's and Sainsbury's for shopping. The area also has good transport links for commuters, with easy access to the motorway and rail networks.

*****VIEWING BY APPOINTMENT ONLY*****



Property is approached via a Block paved driveway leading to the garage and front porch entrance. Front garden laid to lawn with shrub borders.

PORCH
5'3" x 5'1" 1.60m x 1.54m
Wooden framed double-glazed porch entrance, gas central heating radiator. Sliding door into hallway.

HALLWAY
13'10" x 5'02" 4.21m x 1.57m
Storage cupboard, gas central heating radiator, stairs leading to first floor. Doors to;

BEDROOM ONE (Ground Floor)
13'04" x 9'08" (min) 15'7" (max)
4.06m x 2.94m (min) 4.74 (max)
Wooden framed double-glazed bay window to front elevation and Aluminium framed double-glazed window to side elevation. Built in storage cupboards/wardrobes. Gas central heating radiator. Door into En-suite, pedestal wash Basin, W.C. Double walk-in shower unit, tiled splashbacks.

Wooden framed double-glazed windows to front elevation. Gas central heating radiator.

LOUNGE/DINER
22'08" x 12'07" 6.90m x 3.83m
Two aluminium framed patio windows to rear elevation. Aluminium framed double-glazed window to side elevation. Marble effect Fire surround with fitted gas fire, three Gas central heating radiators. Door to.

KITCHEN
15'08"x 7'10" 4.77m x 2.38m
Range of base, wall and drawer units with worktops and tiled splashbacks. Sink unit with mixer tap. Electric double oven and Aluminium framed double-glazed Window to rear elevation. Space for fridge freezer. Doors into garage and utility room.

GARAGE
16'4" x 8'10" 4.97m x 2.69m
Window to side elevation, lighting, up over garage door.

UTILITY
11'08" X 4'10" 3.55m x 1.47m

Double-glazed doors to front and rear elevation.

BEDROOM TWO
16'07" x 9'07" 5.05m x 2.92m
Double-glazed windows to side and rear aspect. Built in wardrobes and dressing table. Gas central heating Radiator.

BEDROOM THREE
9'05" x 8'02" 2.87m x 2.48
Double glazed Window to side aspect. Fitted wardrobe storage into eaves housing gas central heating boiler. Central heating Radiator.

BATHROOM
6'02" x 5'10" 1.87m x 1.77m
Pedestal wash basin, Tiled splash back areas. Shower cubicle/shower. Centrally Heating Radiator. Double-glazed Window to rear aspect.

PRIVATE REAR GARDEN
Beautifully presented rear garden laid to lawn with borders filled with shrubs and flower borders. Large Paved patio area.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a laser distance meter or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.

TENURE

Property is believed to be freehold subject to confirmation of a Solicitor.

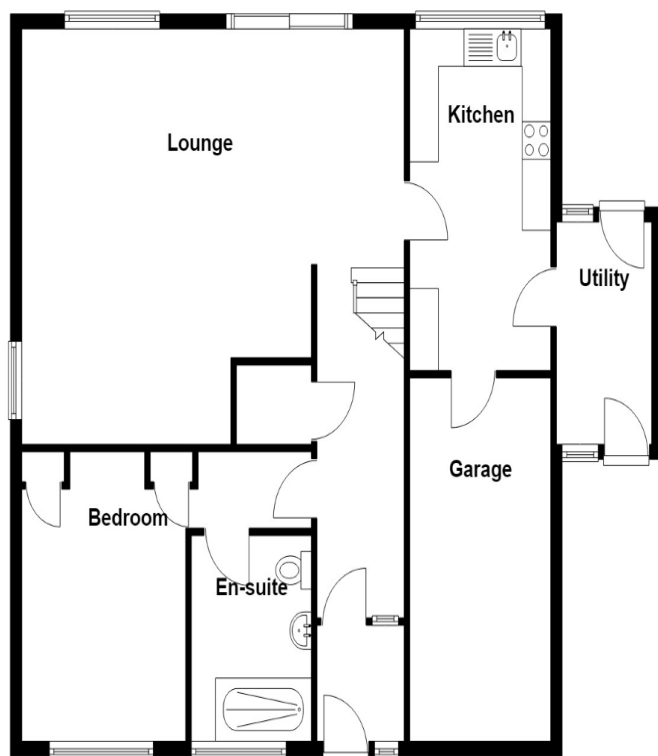
EPC Rating: C

Council Tax Band E

FLOORPLAN

Ground Floor

Approx. 93.2 sq. metres (1002.7 sq. feet)



First Floor

Approx. 47.1 sq. metres (506.8 sq. feet)



Total area: approx. 140.2 sq. metres (1509.5 sq. feet)