

- Popular residential location
- Semi detached family home
- Spacious lounge
- Separate dining room
- Fitted Kitchen
- Four bedrooms
- Shower room and separate WC
- Converted garage offering home office or further potential
- Generous rear garden
- Viewing is recommended.



**HASELOR ROAD, SUTTON COLDFIELD, B73 5DW - OFFERS OVER £450,000**

Situated in a popular residential location close to Boldmere High Street, this well proportioned family home enjoys easy access to a wide range of local shops, cafés, restaurants and everyday amenities. The property is also ideally positioned for Sutton Park, offering beautiful open green space, walking trails and recreational facilities, while excellent transport links and well regarded schools are close by. The accommodation is arranged over two floors and briefly comprises an enclosed porch, welcoming hallway, spacious lounge, separate dining room, kitchen, guest WC and a versatile converted garage currently used as a workspace. To the first floor are four bedrooms, a shower room and a separate WC. Outside, the property benefits from a driveway to the front and a generous rear garden with patio, lawns and allotment potential.

Accessed via a tarmac driveway, with a stone chipped fore garden and low brick wall to the front, leading to:

**PORCH:** PVC double glazed French doors to the front in an attractive arch style, with original tiled flooring.

**HALLWAY:** Wooden half double glazed entrance door, radiator, stairs rising to the first floor landing, door to a useful storage cupboard, original oak flooring and further doors leading to:

**LOUNGE:** 16'02" x 10'06" max (9'03" min) Featuring a PVC double glazed bay window to the front, radiator, and an electric flame effect fire set on a marble hearth with inset and surround.

**DINING ROOM:** 15'01" x 11'07" max (10'03" min) PVC double glazed French doors opening to the rear garden, with PVC double glazed windows to either side allowing for excellent natural light, wooden flooring and radiator.

**GUEST WC:** Low flushing WC and hand wash basin with tiled splashback.

**KITCHEN:** 11'09" x 11'01" PVC double glazed window to the rear, radiator, stainless steel sink and drainer set into wood style work surfaces, with matching base and wall units and drawers. Eye level integrated oven, integrated four ring electric hob, integrated fridge freezer, recessed storage area and wood effect flooring.

**WORKSPACE / FAMILY ROOM:** 13'11" x 7'03" PVC double glazed window to the front and radiator. Converted from the original garage, this versatile room would make an ideal home office, playroom or additional family room.

**LANDING:** Obscure PVC double glazed window to the side, doors to storage cupboards and loft access.

**BEDROOM ONE:** 16'09" x 11'06" max (9'06" min) PVC double glazed bay window to the front and radiator.

**BEDROOM TWO:** 15'00" x 11'06" max (9'06" min) PVC double glazed bay window to the rear and radiator.

**BEDROOM THREE:** 11'01" x 9'00" PVC double glazed window to the rear and radiator.

**BEDROOM FOUR:** 9'04" x 8'04" PVC double glazed window to the front and radiator.

**SHOWER ROOM:** Obscure PVC double glazed window to the front, radiator, walk in shower with handrails, hand wash basin and tiled surround.

**SEPARATE WC:** Obscure PVC double glazed window to the rear and low flushing WC.

**REAR GARDEN:** A paved patio area leading to a central paved pathway running the full length of the garden. Lawned areas to either side with mature shrubs and bushes to the boundaries, a pond positioned centrally, and the option for an allotment area towards the top end of the garden.



**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND :** E                      **COUNCIL :**

**VIEWING:** Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

