



Hazelwood Road, Streetly  
Sutton Coldfield, B74 3RH

**£425,000**

**\*\* AN IMMACULATELY PRESENTED AND EXTENDED FOUR BEDROOM SEMI DETACHED FAMILY HOME, SUPERBLY LOCATED ON THE EVER POPULAR HAZELWOOD ROAD IN STREETLY \*\***

Backing directly onto Blackwood Park and offering gated rear access straight into the park, this exceptional property is perfectly positioned close to highly regarded local schools, excellent public transport links and everyday amenities. The home is approached via a generous driveway providing parking for multiple vehicles, alongside shared side access leading from the front to the rear garden.

Internally, the property has been modernised to an exceptional standard throughout and offers spacious, versatile accommodation ideal for modern family living. The ground floor begins with an entrance porch leading into a welcoming hallway, complete with two useful storage cupboards. To the front of the property is a stylish lounge featuring a bay window, while the former garage has been thoughtfully converted into a practical home office. The true heart of the home is the outstanding open plan living kitchen and dining space. Beautifully designed, it boasts ample storage and worktop space, a range of integrated appliances, and room for both dining and relaxed seating. Bi-fold doors open directly onto the rear garden, seamlessly blending indoor and outdoor living. A separate utility room and ground floor WC provide further convenience.

To the first floor, the landing gives access to three bedrooms, comprising two excellent double bedrooms and a generous single/small double. Completing this level is a modern four piece family bathroom featuring a separate bath and shower cubicle, low-flush WC, hand wash basin and contemporary towel radiator. The loft has been converted to create a spacious fourth double bedroom, complete with fitted wardrobes and a dormer window offering attractive views over Blackwood Park.

Externally, the rear garden has been beautifully landscaped to create a private and low-maintenance outdoor space. It features a large patio area ideal for entertaining, artificial lawn, well-stocked flower borders and secure fencing, with the added benefit of a gate providing direct access into Blackwood Park.

Finished to a high standard throughout, the property further benefits from shutter blinds and modern décor across all rooms. Internal viewing is highly recommended to fully appreciate the quality, space and superb location of this wonderful family home.

**Tenure: We can confirm the property is Freehold.**

**Council Tax Band: We can confirm the Council Tax Band is D payable to Walsall Council.**

**Services Connected: Mains electric, gas, water and drainage.**

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

**or via [Streetly@paulcarrestateagents.co.uk](mailto:Streetly@paulcarrestateagents.co.uk)**



## Accommodation

### Entrance Porch

### Entrance Hallway

15' 4" x 7' 7" (max) (4.67m x 2.31m)

**Open Plan Living Kitchen/Dining Room**  
16' 3" (max) x 28' 2" (max) (4.95m x 8.58m)

### Lounge

18' 0" (into bay) x 11' 5" (5.48m x 3.48m)

### Office

11' 1" x 7' 8" (3.38m x 2.34m)

### Utility Room

6' 5" x 4' 8" (1.95m x 1.42m)

### Ground Floor WC

5' 8" x 3' 3" (1.73m x 0.99m)

### First Floor Landing

#### Bedroom Two

11' 10" x 11' 6" (3.60m x 3.50m)

#### Bedroom Three

12' 1" x 11' 6" (3.68m x 3.50m)

#### Bedroom Four

8' 2" x 7' 8" (2.49m x 2.34m)

#### Family Bathroom

8' 5" x 7' 6" (2.56m x 2.28m)

### Second Floor

#### Bedroom One

14' 10" x 11' 9" (4.52m x 3.58m)



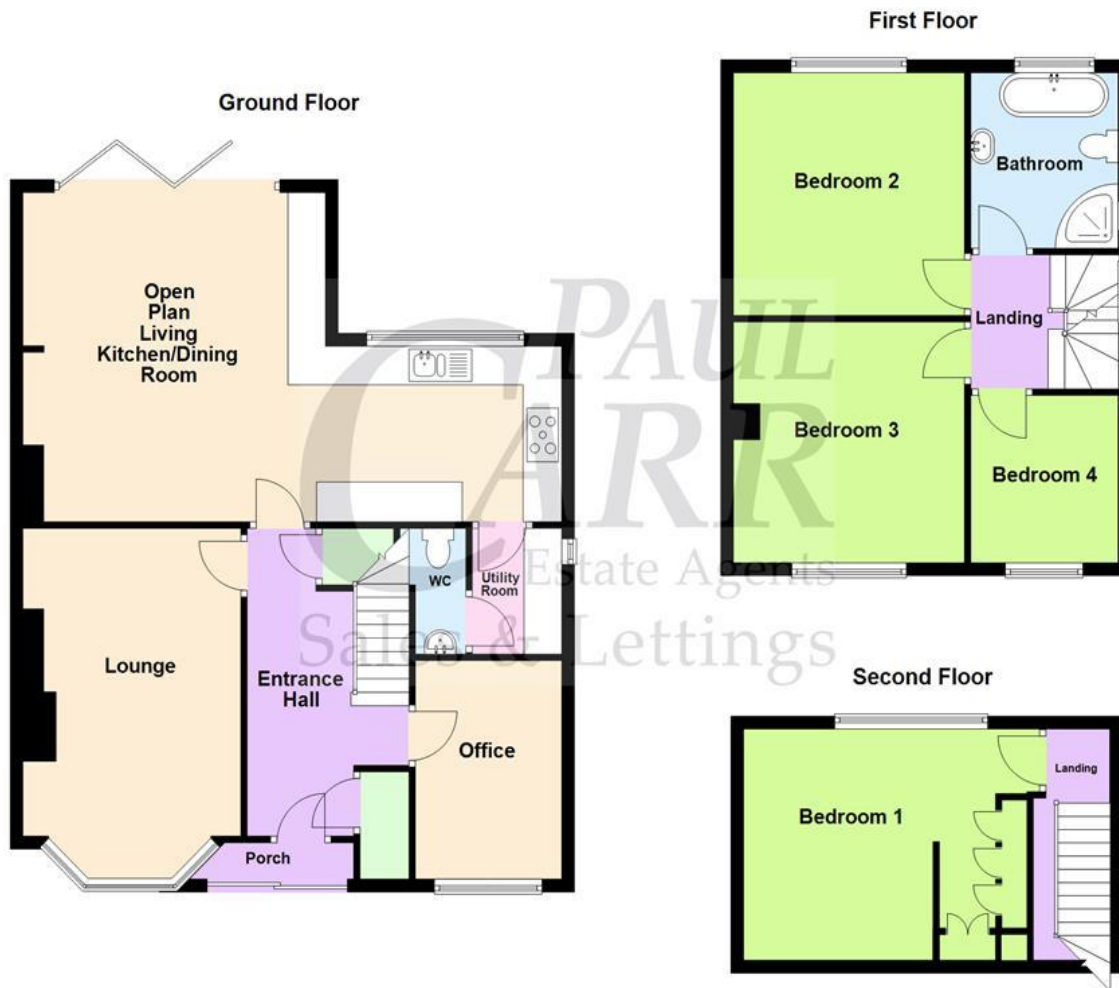






# Floor Plan

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

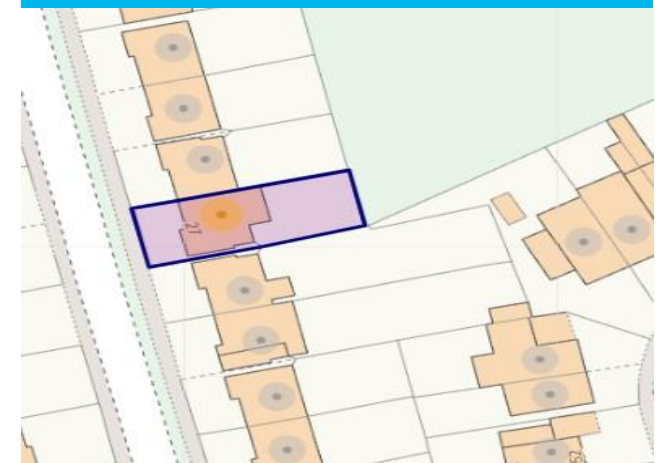


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Plan produced using PlanUp.

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
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: 5th March 2026

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.