



Hazelwell Road, Stirchley, Birmingham, B30 2PG

**Offers Over
£225,000**



Bedrooms: 2 | Bathrooms: 1 | Receptions: 2

+++ IDEAL TWO BEDROOM FIRST HOME OR INVESTMENT WITH NO UPWARD CHAIN IN THE HEART OF STIRCHLEY VILLAGE
 +++ With Two Reception Rooms & Double Bedrooms & Downstairs Shower Room - EP RATING - D

- * No Chain
- * Stroll To Bournville Train Station
- * Living Room + Dining Room
- * Kitchen + Downstairs Shower Room
- * Pleasant & Generous Size Garden For House Of This Style
- * Two Main Bedrooms + Attic With Flooring & Electric Light Providing Additional Storage Space

Tenure:- Understood to be Freehold but this can be verified with your solicitor

Council Tax Band - Understood to be A

NB – Agents Disclaimer Note:- (a) These sale particulars are for guidance only, and Robinson Estates cannot guarantee their complete accuracy, nor do the particulars constitute a contract or part of a contract. (b) Any measurements given are approximate, and purchasers should verify the measurements for themselves especially before ordering furniture or floor coverings as well as the layouts provided on a floorplan. (c) All purchasers must obtain verification surrounding any point of concern from their solicitor. (d) Robinson Estates have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order. Verification can be obtained from a solicitor or surveyor. (e) Items shown in photographs are not included in the sale unless specifically mentioned within the sales particulars; certain items may be available by separate negotiation. (f) All prospective viewers must check the availability of the property before travelling to see it, and before making an appointment to view.

Money Laundering Obligations - All purchasers will be asked to produce identification documentation and will be subject to an Anti-Money Laundering check (more details available upon request)

Tenure:- The seller advises us of the tenure of the property as is stated above. We have not seen title deeds and cannot verify the title to the property nor covenants, charges, or rights of way affecting title. Tenure details are subject to confirmation through the solicitor of the vendor(s), and purchasers must verify tenure details through their solicitor.

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Front Living Room - 3.66m x 3.66m (12'0" x 12'0")

Measurements taken include area into bay window

Rear Living Room - 3.68m x 3.68m (12'1" x 12'1")

Kitchen - 2.59m x 1.68m (8'6" x 5'6")

Downstairs Shower Room - 2.18m x 1.88m (7'2" x 6'2")

Front Bedroom - 3.68m x 3.43m (12'1" x 11'3")

Rear Bedroom - 3.71m x 3.68m (12'2" x 12'1")

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Robinson Estates

1394 Pershore Road Stirchley Birmingham B30 2PH



0121 274 3508

tim@robinsonestates.net

<https://robinsonestates.net/>