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12 Hazeley Close, Harborne, B17 8AY

Guide Price £795,000

12 Hazeley Close

An ideally positioned detached family home on Hazeley Close in Harborne, this property offers excellent accommodation with a large modern kitchen diner, utility, further living room and dining room, downstairs w.c., along with four double bedrooms on the first floor, two of which with ensuites and a further family bathroom.

Located within catchment for a variety of schools including Harborne Primary School, King Edward VI High School and the Blue Coat School, education for children of all ages is easily accessible. Being within close proximity to Birmingham City Centre, higher education at university level is also available and covers many different fields.

For commuting, the motorway junctions of the M6 and M1 are both only a few miles away and Grand Central Station within Birmingham City Centre offers alternative commuter links via public transport.

For those who enjoy the outdoors and leisure activities, Cannon Hill Park, the Botanical Gardens, Edgbaston Cricket ground and golf courses at both Harborne and Edgbaston are just a short distance away.

To arrange a viewing of this ideal family home, please contact our Hagley branch.

Approach
Approached via driveway with lawn to front, gate to side and door through into the porch.

Porch
With double glazed window to front, wood effect flooring and door through into the entrance hall.

Entrance Hall
With central heating radiator, herringbone flooring and stairs to the first floor landing. Doors lead through to:

Living Room 11'9" x 19'4" (3.6 x 5.9)
With double glazed window to front, central heating radiator, parquet wood flooring and feature fireplace. This space is open plan through into the dining area.

Dining Room 14'9" x 10'5" (4.5 x 3.2)
With sliding double glazed doors to rear, central heating radiator and parquet wood flooring.

Kitchen Diner 17'4" max 14'1" min x 23'3" max 10'5" min (5.3 max 4.3 min x 7.1 max 3.2 min)
With two skylights overhead and doors to the garden, two central heating radiators and wood flooring. Featuring a variety of fitted gloss wall and base units with quartz worksurface over, sink with drainage and hob with extractor fan overhead. There are various integrated appliances including dishwasher, fridge freezer and a Bosch oven. This space is open plan and offers ample room for both dining and living furniture. Further door leads through to the utility.

Utility 14'1" max x 15'5" max (4.3 max x 4.7 max)
With skylight overhead, double glazed window to rear and door out to the garden. There is a central heating radiator, fitted wall and base units with worksurface over and sink with drainage, alongside space and plumbing for white goods.

W.C.
With chrome heated towel radiator, tiling to walls, w.c. and vanity unit with storage and hand wash basin.

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First Floor Landing
With double glazed window to front, storage cupboard and access to the loft via hatch. Doors lead to:

Bedroom One 12'1" max x 12'1" max (3.7 max x 3.7 max)
With double glazed window to rear, central heating radiator and door to ensuite.

Ensuite
With obscured double glazed window to rear, tiled walls, pedestal sink, w.c. and shower cubicle.

Bedroom Two 11'5" x 10'9" (3.5 x 3.3)
With double glazed window to rear, central heating radiator and door to ensuite.

Ensuite
With tiled walls, pedestal sink, w.c. and shower cubicle.

Bedroom Three 11'9" x 9'6" (3.6 x 2.9)
With double glazed window to side and central heating radiator.

Bedroom Four 11'9" x 9'2" (3.6 x 2.8)
With double glazed window to front and central heating radiator.

Bathroom
With obscured double glazed window to side, chrome towel radiator and tiling to walls. There is a fitted vanity with storage and hand wash basin, w.c. and fitted bath with shower over.

Garage 20'11" x 14'9" (6.4 x 4.5)
With electric garage door, house boiler, lighting overhead and electric points throughout. There is also space and plumbing for white goods, along with an integral door into the utility.

Garden
With large paved patio area, steps up to lawn with mature shrubs and trees, established borders with fence panels and gate to side gives access to the front of the property.

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Tenure - Freehold
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor. Clients must be aware that there is a Management Scheme Fee of £69.83 peer annum and a service charge of £393.24 per annum. The service charge is paid quarterly which equates to £98.31 per quarter.

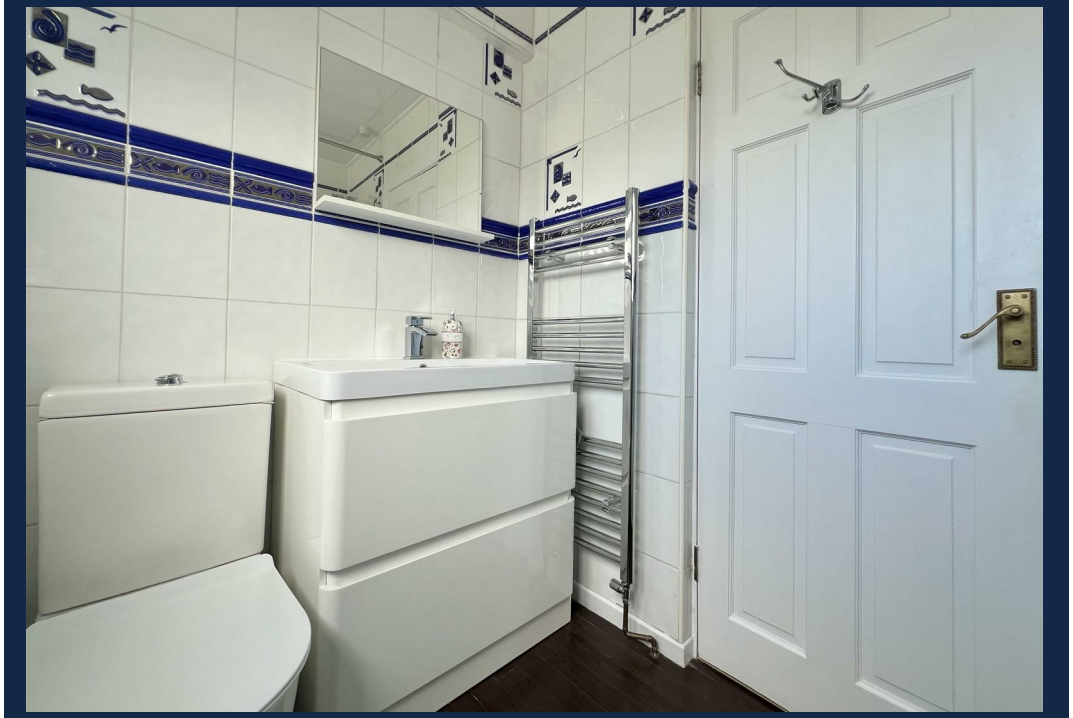
Council Tax
Tax band is F.

Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

Referral Fees
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

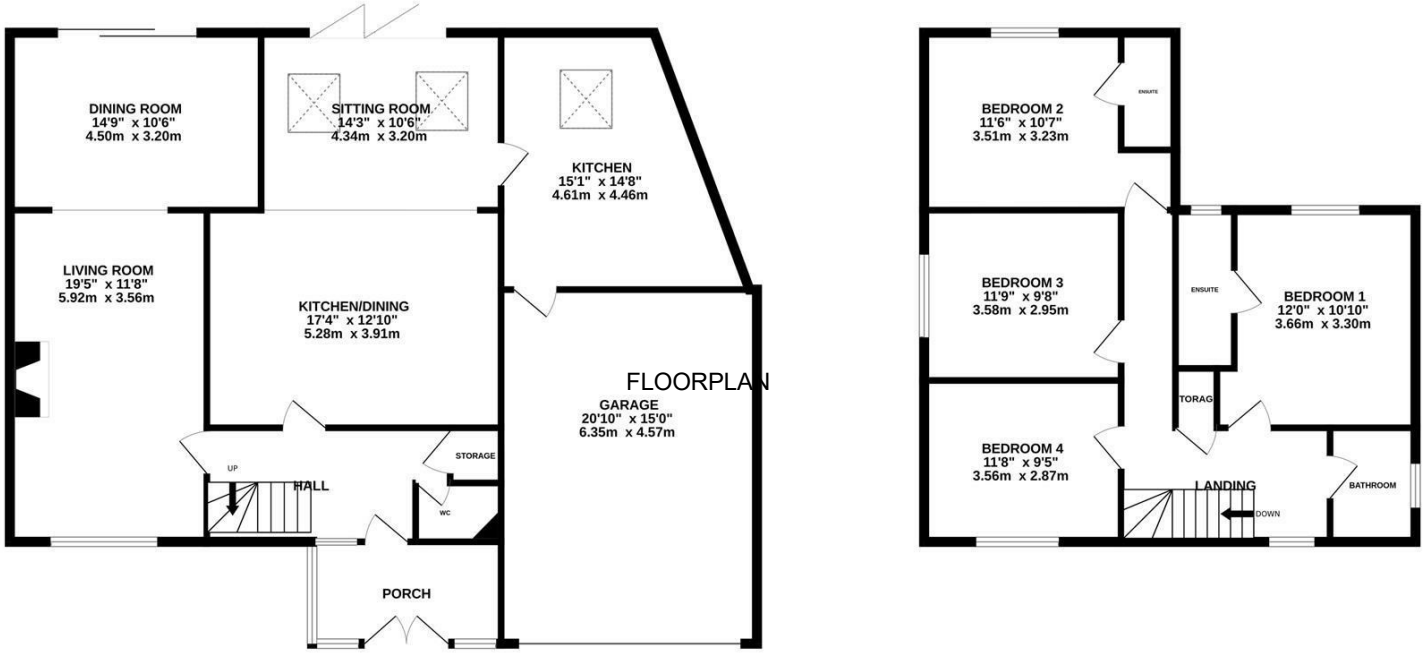
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.



GROUND FLOOR
1409 sq.ft. (130.9 sq.m.) approx.

1ST FLOOR
715 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA : 2124 sq.ft. (197.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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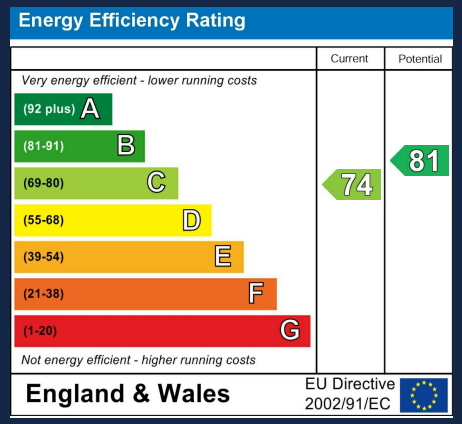
VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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