



smarthomes

## Hazelville Road

Hall Green, Birmingham

- A Three Bedroom End Of Terrace Property
- Family Bathroom
- Breakfast Kitchen
- No Upward Chain

**£240,000**

Current EPC Rating - D  
Current Council Tax Band - B





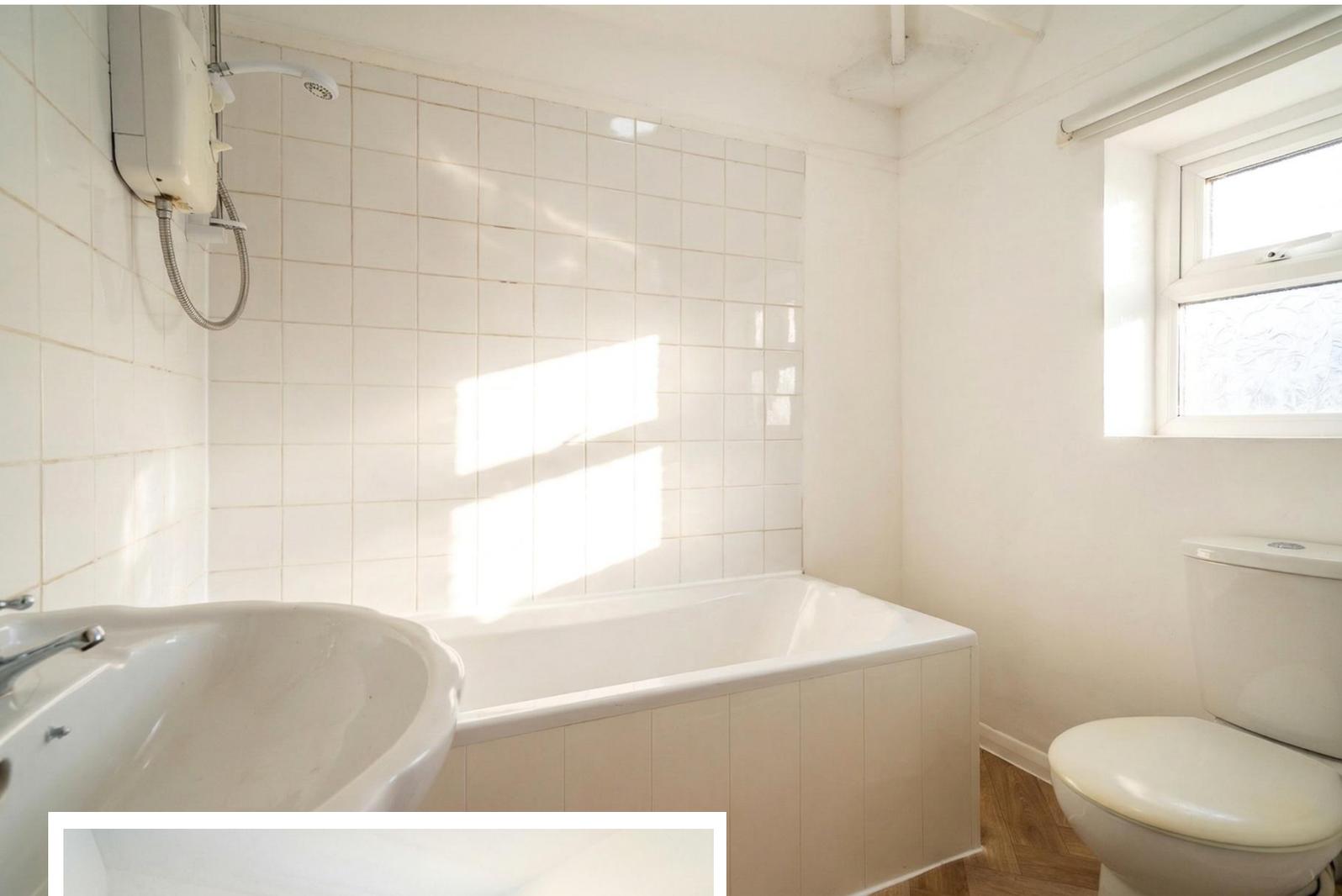
## Property Description

A three bedroom end of terrace property offered for sale with no upward chain and briefly affording lounge, breakfast kitchen, guest WC, family bathroom, good sized westerly facing rear garden, UPVC double glazing and gas central heating

### Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative

EPC supplied by vendor  
Current council tax band – B



## Rooms & Measurements

Lounge to Front

4.7m x 4.2m (15'5" x 13'9")

Breakfast Kitchen to Rear

5.1m x 3m (16'8" x 9'10")

Guest WC

Bedroom One to Rear

3.8m x 2.8m (12'5" x 9'2")

Bedroom Two to Front

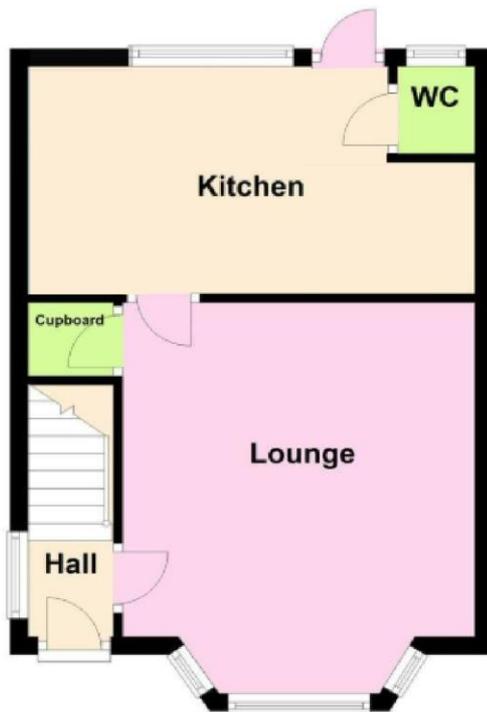
3.3m x 3m (10'9" x 9'10")

Bedroom Three to Rear

2.8m x 2.2m (9'2" x 7'2")

Family Bathroom to Side

2.3m (to door recess) x 2.1m (7'6" x 6'10")



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.