



 **urbangrey**
ESTATES

26 HAZEL CROFT, CHELMSLEY WOOD, BIRMINGHAM, B37
7PR OFFERS IN REGION OF £95,000





Discover this delightful ground floor one-bedroom flat located at in Hazel Croft, offering modern comfort with the added benefit of a private garden. Perfect for first-time buyers, downsizers, or investors, this property combines convenience and style in a sought-after location with easy access to local amenities and transport links.

Ground Floor:

Hall:

The entrance hall features a practical storage cupboard and a radiator, ensuring a warm welcome as you enter the flat. Doors lead to the bedroom, bathroom, lounge, and kitchen.





Bedroom 1

(4.38m x 3.14m / 14'4" x 10'4" max):

A spacious and serene bedroom with a window to the side, allowing plenty of natural light. The room is complemented by a radiator, providing comfort throughout the year.

Bathroom:

The bathroom is equipped with a 3 piece suite comprising of a low level WC , Hand wash basin, and bath with shower over, window to the side and a heated towel rail, offering both functionality and a touch of luxury.



Lounge

(5.66m x 3.45m/ 18'7" x 11'4"):

The large lounge area features a box window to the side and a patio door, creating a bright and airy living space. seamlessly connects the lounge to the kitchen, making it ideal for entertaining and everyday living.



Kitchen

(3.93m x 1.69m/ 12'11" x 5'7"):

The well-appointed kitchen has a window to the side and offers ample counter and storage space. It's perfect for those who enjoy cooking and entertaining.

Outside Space:

The property boasts a private garden, and could provide a tranquil outdoor area for relaxation, gardening, or al fresco dining . This additional space enhances the appeal of the flat

Ground Floor

