



smarthomes

## Hazelmere Road

Hall Green, Birmingham

- A Beautifully Presented Five Bedroom Family Home
- Re-Fitted Kitchen, Bathroom, Wet Room & Shower Room
- Extensive South Facing Rear Garden
- Three Reception Rooms

**£465,000**

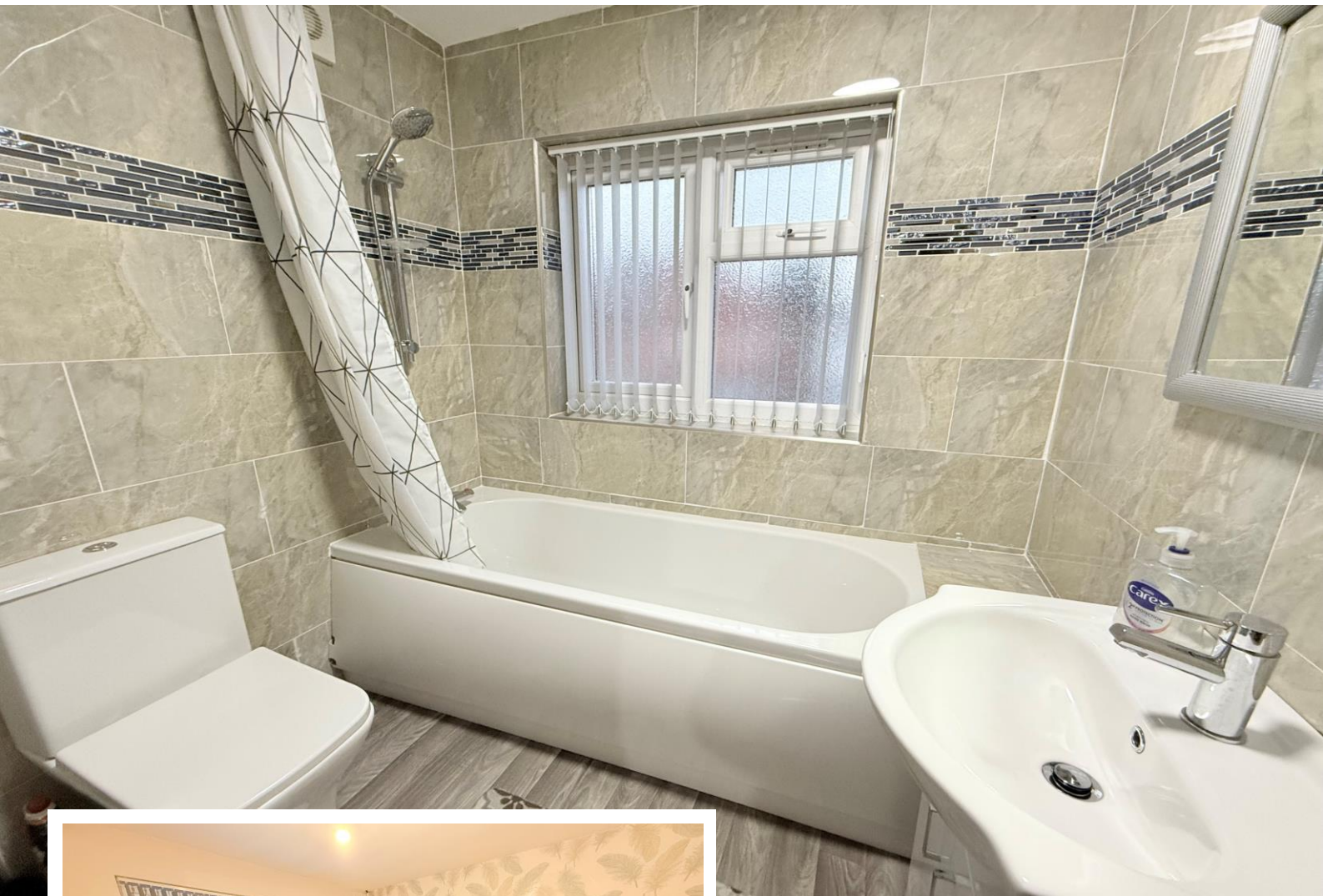
Current EPC Rating - C  
Current Council Tax Band - C





## Property Description

A substantially extended and refurbished semi-detached family home situated in a convenient cul-de-sac location. Offering accommodation comprising a sitting room, extended lounge, dining room, re-fitted Wren kitchen, ground floor wet room, five good size bedrooms across two floors, modern family bathroom and shower room, South facing rear garden, utility room with W.C, storage room and driveway parking



## Rooms & Measurements

Sitting Room to Front 4.14m x 3.63m (13'7" x 11'11")

Extended Lounge 6.15m x 3.25m (20'2" x 10'8")

Dining Room to Rear 2.77m x 2.57m (9'1" x 8'5")

Re-Fitted Wren Kitchen to Rear 4.7m x 2.31m (15'5" x 7'7")

Ground Floor Wet Room

Bedroom One to Front 3.56m x 3.28m (11'8" x 10'9")

Bedroom Two to Rear 3.86m x 3.35m (12'8" x 11'0")

Bedroom Three to Rear 2.24m x 2.06m (7'4" x 6'9")

Re-Fitted Family Bathroom to Front 1.91m x 1.7m (6'3" x 5'7")

Bedroom Four to Rear 3.25m x 3.25m (10'8" x 10'8")

Bedroom Five to Front 4.57m x 2.77m (15'0" x 9'1")

Modern Shower Room to Rear 2.21m x 1.75m (7'3" x 5'9")

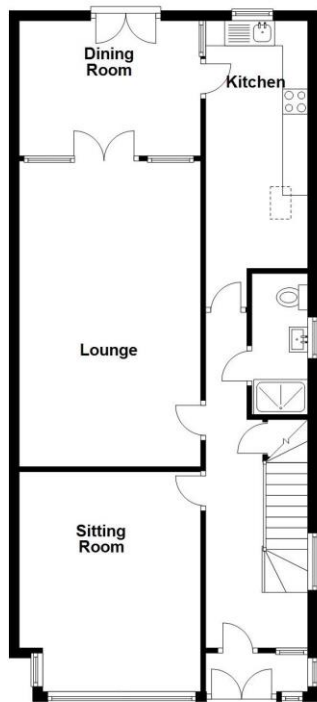
Utility Room 5m x 2.24m (16'5" x 7'4")

Storage Room 3.45m x 2.24m (11'4" x 7'4")

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 Nigel Hodges. Current council tax band – C



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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 and 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.