

DRAKES

ESTATE AGENTS



Hazeloak Road, Shirley, B90 2AZ

£525,000

- An Immaculate Detached Home
- Three Good Size Bedrooms
- Two Reception Rooms
- Breakfast Kitchen
- Guest WC
- Family Bathroom
- Modern Ensuite Shower Room
- Converted Loft Space
- Large Southerly Facing Garden
- Garage & Off Road Parking



SCAN TO VIEW
VIRTUAL TOUR



- Lounge to rear - 4.85m x 3.94m (15'11" x 12'11")
- Dining Room to front - 3.63m x 4.39m (11'11" x 14'5") into bay
- Breakfast Kitchen to rear - 4.57m x 3.33m (15'0" x 10'11")
- Bedroom One to front - 4.6m x 3.63m (15'1" x 11'11") into bay
- Ensuite - 1.75m x 1.17m (5'9" x 3'10") plus shower
- Bedroom Two to rear - 3.33m x 3.28m (10'11" x 10'9")
- Bedroom Three to rear - 3.94m x 2.26m (12'11" x 7'5")
- Bathroom to front - 3.63m x 2.29m (11'11" x 7'6") max
- Loft Room - 4.04m x 6.55m (13'3" x 21'6") into eaves
- Garage - 4.42m x 3.56m (14'6" x 11'8") max

An immaculate 1930's detached family home offering spacious and beautifully appointed accommodation comprising in brief of entrance porch, reception hall, lounge, dining room, breakfast kitchen, guest WC, three good size bedrooms, modern ensuite shower room, family bathroom, loft room, large rear garden with a southerly aspect, driveway and garage.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	
B	
C	75
D	
E	52
F	
G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

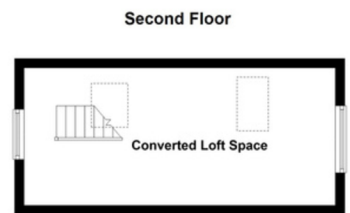
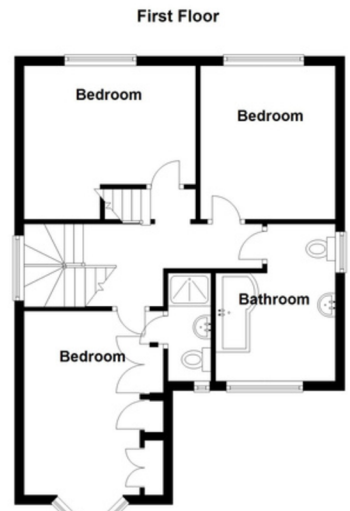
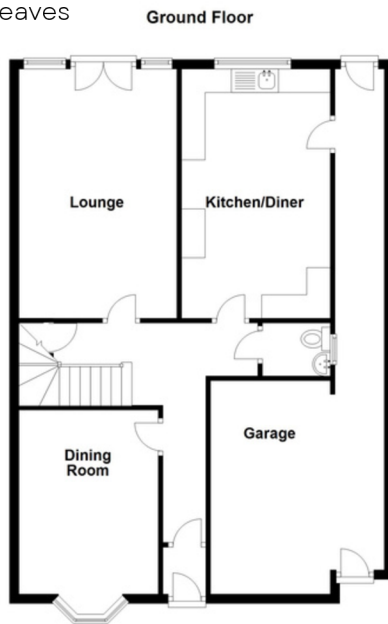
COUNCIL TAX BAND: E

EPC Rating: E

Tenure: Freehold

The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

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Total area: approx. 157.3 sq. metres (1693.7 sq. feet)