

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

167 - 169 Church Road, Yardley, Birmingham, B25
8UR
0121 783 3422
yardley@primeestatesuk.com



Hazeldene Road, Birmingham | £225,000

* END OF TERRACE HOUSE * TWO GENEROUS BEDROOMS * FAMILY GARDEN * 360 VIRTUAL TOUR AVAILABLE *

A WELL PRESENTED PROPERTY READY TO MOVE INTO - TAKE A LOOK!

This END OF TERRACE HOUSE is accessed via a block paved DRIVEWAY providing parking for two vehicles and leading to a double glazed, entrance door, the accommodation comprises:- hallway, LOUNGE/DINING ROOM, KITCHEN, SIDE LOBBY and FAMILY REAR GARDEN on the ground floor with TWO GENEROUS BEDROOMS and bathroom to the first floor.

The property benefits from central heating and double glazing both where specified
CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR A VIEWING NOW!

Energy Performance Rating C

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APPROACH

The property is accessed via a dropped kerb
and leading to.

Driveway

A block paved driveway providing parking for
two vehicles with a brick and privet hedge
perimeter and leading to a double glazed
entrance door:-

Entrance Hallway

Double glazed window obscure window to the
side. Radiator. Staircase to first floor landing.
Additional storage cupboards. Wood effect
flooring. Doors giving access to ground floor
accommodation:-

Lounge/Dining Room
21'5" x 11'6" (6.40m1.52m x 3.51m)

Double glazed window to the front. Radiator.
Wood effect flooring. Double glazed windows
and French doors to the rear allowing access
to the family garden.

Kitchen
9'6" x 8'3" (2.90m x 2.51m)

A range of wall and base units with work
surfaces over incorporating a stainless steel,
sink and drainer unit with mixer tap over.
Electric cooker point with extractor canopy
over. Plumbing for a washing machine and
dishwasher. Part tiling to the walls and tiled
flooring. Radiator. Double glazed window to
the rear and double glazed door to the side
allowing access to the side lobby.

FIRST FLOOR

Landing

Ceiling loft hatch. Obscure double glazing
window to the side. Storage cupboard. Doors
giving access to first floor accommodation:-

Bedroom One
14'6" x 9'10" (4.42m x 3.00m)

Double glazed window to the front and
radiator. Storage area with wall mounted,
central heating boiler.

Bedroom Two
11'3" x 9'2" (3.43m x 2.79m)

Double glazed window to the rear and
radiator.

Family Bathroom

Suite comprises of a panelled bath unit with
an electric shower over, wash basin with
storage underneath and low flush WC.
Radiator. Part tiling to the walls. Obscure
double glazed windows to rear and side.

OUTSIDE

Side Lobby/Storage
Double glazed door to the front and rear.

Rear Garden

Timber fenced perimeter. The rear garden is
mainly laid to lawn with a paved patio area
and border shrubbery. Timber shed.

