



## Offers Over £350,000

### Hazelhurst Road, Castle Bromwich, Birmingham, B36 0BJ

**\*\* NO UPWARD CHAIN ^^ EXTENDED \*\* THREE DOUBLE BEDROOMS \*\* GARAGE \*\***

Looking for a family home, then this could be your perfect purchase. This semi detached property has been extended over the garage area, and to the rear ground floor level. The property has the benefit of a DRIVEWAY to the front with a front garden still to the side, ENCLOSED ENTRANCE PORCH, entrance hallway, lounge which is open plan to the second reception, a MODERN FITTED KITCHEN, built in side entrance area and a DOWNSTAIRS SHOWER ROOM. To the first floor there is an open feel landing area THREE DOUBLE BEDROOMS, a separate WC, and a larger style family bathroom. The property also has the benefit of an integral garage, and a private rear garden area. Energy Efficiency Rating:- Awaiting.

#### Front Garden

Low wall border to the front, paved driveway providing off road parking extending to create a paved pathway leading to the side entrance door. Garden laid mainly to lawn with mature shrubbery/flower bed borders to either side border and a double glazed door allowing access to:-

#### Entrance Porch

**6'9" x 3'10" (1.83m'2.74m" x 0.91m'3.05m")**

Enclosed entrance porch with double glazed window to the front and to the side. Wall mounted light, tiling to the floor area with a matching tile to the lower wall areas. Double glazed window at matching height to the double glazed door allowing access to:-

#### Entrance Hallway

Stairs rising to the first floor landing area with a storage cupboard below, radiator, and doors to:-

#### Lounge

**13'10" x 10'1" (3.96m'3.05m" x 3.05m'0.30m")**

Double glazed angled bay window to the front, radiator, coving finish to the ceiling and decorative dado rail to the walls. Open plan to the rear to:-

#### Dining Room

**13'7" x 9'11" (3.96m'2.13m" x 2.74m'3.35m" )**

Double glazed sliding patio doors to the rear allowing access to/from the rear garden. Spotlights inset to the decorative archway niches either side of the chimney breast area, one having glass shelves inset. Modern style gas fire with log effect bed inset to the chimney area.

#### Kitchen

**13'1" max 9'10" min x 9'3" (3.96m'0.30m" max 2.74m'3.05m" min x 2.74m'0.91m")**

Range of white wall mounted and floor standing base units with open shelving display units and soft close mechanism. Work surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap over.. appliances built in consist of an eye level Neff double oven, five burner gas hob, with a stainless steel and glass effect extractor over. Plumbing for a dishwasher, tiling to the floor area, tiling to the walls with a decorative chrome effect trim. Double glazed window to the rear, and a double glazed door to the side allowing access to:-

#### Side Entrance

**18'8" x 4'7" (5.49m'2.44m" x 1.22m'2.13m")**

The side entrance is built in and provides a covered space giving direct access to/from the front and rear gardens. Lighting and electric supply, wall mounted and floor standing base units, tiling to the floor with part tile to the lower wall areas. Plumbing for a washing machine, double glazed door to the front, double glazed door to the side allowing access to the rear garden area, and an internal door to the rear into:-

#### Downstairs Shower Room

**6'11" x 5'7" (1.83m'3.35m" x 1.52m'2.13m")**

Suite comprised of a corner shower cubicle with sliding access doors and a boiler fed shower inset. Low flush WC and a wash hand basin inset to a vanity unit providing storage below. Wall mounted electric heater, under floor heating, shaver point and tiling to the floor

area. Tiling to the walls with a decorative dado tile inset, extractor to the outer wall, wall mounted light, trio lights to the ceiling and a double glazed window to the rear.

#### FIRST FLOOR

##### Landing

Double glazed window to the front, storage cupboards, and a radiator. Doors to:-

##### Bedroom One

**13'3" x 10'2" + wardrobe area (3.96m'0.91m" x 3.05m'0.61m" + wardrobe area)**

Double glazed window to the rear, radiator, and a built in wardrobe area with two mirror fronted sliding access doors. Fitted bedroom units consisting of a double wardrobe, with a bedside table either side of the bed area, two double overhead units also over the bed area. Dressing table with a three drawer chest to the side.

##### BedroomTwo

**10'2" x 10' (3.05m'0.61m" x 3.05m')**

Double glazed window to the front and a radiator.

##### Bedroom Three

**9'4" x 7'10" + entry area (2.74m'1.22m" x 2.13m'3.05m" + entry area )**

Double glazed window to the front, radiator, and a storage cupboard housing the boiler.

##### Bathroom

**9'4" x 7'6" (2.74m'1.22m" x 2.13m'1.83m")**

Suite comprised of a panelled corner bath with a mixer



tap shower over, shower cubicle with a boiler fed shower inset and a pivot door for access, bidet, and a wash hand basin inset to a vanity unit providing storage below. Shaver point, mirror over the wash basin area, spotlights inset to the ceiling area, tiling to the floor, tiling to the walls with a decorative dado tile inset, and a double glazed window to the rear.

## WC

6'10" x 2'5" (1.83m'3.05m" x 0.61m'1.52m")

Low flush WC, tiling to the floor, tiling to the walls with a decorative dado tile inset, extractor to the outer wall, and a double glazed window to the side.

## OUTSIDE

### Rear Garden

Low wall border to one side with a fence over, fence border to the other side and to the rear. Paved patio area leading to a garden laid mainly to lawn with a curved paved pathway divide and a decorative block paved edging. Mature well established flower bed borders to either side and to the rear. Timber shed, outside tap, and a security light.

## Ofcom Broadband

Ofcom Broadband Coverage

STANDARD - Highest available download speed - 7 Mbps. Highest available upload speed - 0.8 Mbps - Availability Good  
 SUPERFAST Highest available download speed - 40 Mbps - Highest available upload speed - 7 Mbps - Availability Good  
 ULTRAFAST- Highest available download speed - 2000 Mbps - Highest available upload speed - 2000 Mbps - Availability Good

## Ofcom Mobile

Ofcom Mobile Coverage  
 Results for 101 Hazelhurst Road

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor and variable in-home  
 O2 Good outdoor  
 3 Good outdoor, variable in-home  
 Vodafone Good outdoor

Performance across your postal district

This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

EE- 76%  
 O2 86%  
 Three 80%  
 Voda 80%  
 Performance scores should be considered as a guide since there can be local variations.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# PRIME ESTATES

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