

PRIME ESTATES

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Hazelhurst Road, Birmingham | Offers Over £340,000

**** 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:- D

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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.

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Ofcom Broadband Coverage
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