



£300,000 Offers In Excess Of

Hazelwood Road, Birmingham, B27 7XT

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- A Three Bedroom Family Home
- Extended Kitchen/Family Room
- Downstairs Bathroom
- Living Room to Front Aspect
- Off Road Parking
- South Facing Rear Garden
- Set out over Three Floors
- Gas Central Heating
- Double Glazing
- No Upward Chain

Property Description

An extended three bedroom property set out over three floors in this popular location of Hazelwood Road, B27. Offered for sale with NO UPWARD CHAIN.

Main Particulars

This property description presents a spacious, well-maintained home that offers practical and appealing features. Here's a breakdown of its key details:

The property is set back from the road with a block-paved driveway providing off-road parking. There's side access through a gate and a canopy porch that leads into the house via a UPVC obscure double glazed door.

Entrance Hallway: Upon entering, there's a hallway with laminate flooring, a ceiling light, a radiator, and stairs leading to the first floor. A useful under-stairs storage cupboard adds to the practicality.

Lounge (Front): Measuring 12' 9" x 10' 9" (3.9m x 3.3m), the lounge features a double-glazed bay window with American style shutters, a radiator, ceiling light, and a modern wall-mounted electric fire.

Inner Hallway: A small hallway connects the lounge to the kitchen, offering a double-glazed window, tiled flooring, and a radiator.

Extended Family Dining Kitchen (Rear): A large, open-plan space (32' 9" x 9' 6" or 10m x 2.9m) featuring a modern kitchen with a range of fitted units, integrated appliances (including a gas hob and electric oven), wood-effect tiled flooring, and plenty of light from two double-glazed windows, a roof lantern, and folding doors leading out to the garden. French doors provide additional access to the side.

First Floor:

Bedroom One (Front): A spacious bedroom (11' 5" x 11' 1" or 3.5m x 3.4m) with a double-glazed window and American style shutters, a radiator, and ceiling light.

Bedroom Two (Rear): A smaller bedroom (9' 6" x 8' 2" or 2.9m x 2.5m) with similar finishes.

Landing: A landing with stairs leading to the second floor and access to a double-glazed window with American style shutters.

Second Floor:

Bedroom Three: This room (8' 2" x 6' 6" or 2.5m x 2.0m) features restricted head height but has natural light from both a double-glazed window and a Velux window.

Landing: With access to a large storage area.

Rear Garden: A south-facing garden, mainly lawned, with a paved patio, mature shrubs, bushes, and a timber summer house equipped with power points. There's also a rear terrace and an outside tap, with fencing for privacy and gated access to the driveway.

The property seems ideal for a family looking for a well-laid-out home with spacious living areas, modern touches, and ample outdoor space.



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