



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



**welcome to**

**Hazelhurst Road, Castle Bromwich Birmingham**

\*\*\* WELL PRESENTED DETACHED PROPERTY \*\* THREE BEDROOMS \*\* EXTENDED KITCHEN \*\* DOWNSTAIRS W.C. \*\* GARAGE \*\* DRIVEWAY \*\* THROUGH LOUNGE \*\* FAMILY BATHROOM \*\* NO CHAIN! \*\* GARDEN TO REAR \*\* CONSERVATORY \*\* MUST BE VIEWED! \*\* PLEASE CALL SHIPWAYS ON 0121 747 4722! \*\*



### Approach

Driveway and laid to lawn front garden.

### Entrance Hall

Ceiling light point, stairs to first floor accommodation, storage cupboard, doors to lounge and kitchen.

### Lounge

10' 8" x 25' 2" ( 3.25m x 7.67m )

Double glazed window to front, two ceiling light points, two central heating radiators and double glazed sliding door to conservatory.

### Kitchen

7' 6" x 16' 1" ( 2.29m x 4.90m )

Double glazed window to rear, wall and base units, roll top surfaces, tiled splashback, plumbing for washing machine, space for fridge and freezer, central heating radiator, tiled floor, double glazed door to side leading to garden and door to garage.

### Downstairs W C

Obscure double glazed window to rear, ceiling light point, low level wc, wash hand basin and central heating radiator.

### Conservatory

6' 8" x 9' 1" ( 2.03m x 2.77m )

Double glazed windows to sides and rear, tiled floor and double glazed double doors to garden.

### First Floor Landing

Double glazed window to side, loft access and doors to various rooms.

### Bedroom One

10' 2" x 12' 2" ( 3.10m x 3.71m )

Double glazed window to rear, ceiling light point and central heating radiator.

### Bedroom Two

10' 8" x 12' 3" ( 3.25m x 3.73m )

Double glazed window to front, ceiling light point and central heating radiator.

### Bedroom Three

5' 3" x 6' 8" ( 1.60m x 2.03m )

Double glazed window to front, ceiling light point and central heating radiator.

### Shower Room

Obscure double glazed window to rear, ceiling light point, shower cubicle with waterfall shower and attachments, wc, pedestal wash hand basin, tiled splashback, storage unit and central heating radiator.

### Rear Garden

Block paved patio, mainly laid to lawn, shrub borders, shed, side access and fencing to boundaries.

### Agent Note

Council Tax Band D



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## Hazelhurst Road, Castle Bromwich Birmingham

- NO CHAIN
- WELL PRESENTED DETACHED PROPERTY
- THREE BEDROOMS
- EXTENDED KITCHEN
- DOWNSTAIRS W.C.

Tenure: Freehold EPC Rating: C

offers over

**£350,000**



Please note the marker reflects the  
postcode not the actual property

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