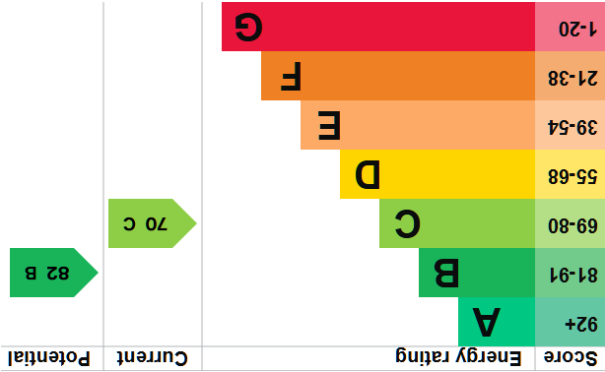


- WOW FACTOR
- HERRINGBONE FLOORING
- SEPARATE SNUG
- THREE DOUBLE BEDROOMS
- QUARTZ WORKSTOPS
- LANDSCAPED REAR GARDEN



Hazelhurst Road, Castle Bromwich,  
Birmingham, B36 0BJ | Offers Over £375,000



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyor.

## LEGAL READY

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

## GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

NOT TO SCALE: THIS IS AN APPROXIMATE







## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

WOW what a stunning looking home with amazing kerb appeal. This three double bedroom semi detached home is situated on the desirable Hazelhurst Road and offers fabulous décor throughout making for a turnkey home, wonderful driveway with block paving and palm trees, welcoming hallway with herringbone flooring throughout the hall, kitchen and dining, cosy lounge with bay window and feature fire, wonderful open plan kitchen diner with quartz worktop and integrated appliances, family snug room. Three double bedrooms and stunning family bathroom with freestanding bath and separate jet shower. Finishing off with the lovely landscaped rear garden, located 0.2 mile from local shops, amenities and transport links. Do not miss out on this opportunity by calling Green and Company to arrange your viewing.

Fantastic driveway with block paving, gravel feature area with palm trees and shrubbery, walled entrance and amazing kerb appeal frontage.

HALLWAY Is an amazing welcome to this beautiful home, original traditional flooring to the entrance and laminate herringbone flooring leading through to the open plan kitchen and diner, stairs to first floor with carpet runner, wonderful feature panel walls, understairs cloaks, feature radiator, wall lights, doors to snug and lounge.

LOUNGE 13' 6" x 9' 9" (4.11m x 2.97m) Is a lovely room with bay window to front, blinds, gas feature fire, radiator and feature wall covering.

SNUG 10' 2" x 7' 6" (3.1m x 2.29m) With bay window to front, blinds, spotlights, useful store cupboard currently used for tumble dryer and storage.

KITCHEN 12' 0" x 25' 7" (3.66m x 7.8m) Is an wonderful open plan room with quartz worktop, inset bowl, two windows to rear, blinds, integrated larder fridge and freezer, integrated dishwasher and washing machine, integrated oven and microwave, five ring gas hob, feature radiator, metro style wall tiled splashback, breakfast bar and laminate herringbone flooring flowing from the hallway, french bay doors to garden off dining area with feature radiator.

FIRST FLOOR With feature panels and carpet runner, doors to bedrooms and family bathroom.

BEDROOM ONE 13' 8" x 8' 4" (4.17m x 2.54m) With laminate flooring, fitted wardrobes, window to rear with blinds and radiator.

BEDROOM TWO 12' 2" x 10' 10" (3.71m x 3.3m) With laminate flooring, fitted wardrobes, bay window to front, blinds, radiator.

BEDROOM THREE 14' 3" x 14' 2" (4.34m x 4.32m) Is a spacious room with window to front, blinds, window to rear and radiator.

BATHROOM Is an amazing space with free standing slipper bath, separate quadrant jet mixer shower and cubicle, WC, wash basin, glass metro style wall tiling, laminate flooring, feature radiator, spotlight, window to rear with blinds.

GARDEN Is a lovely landscaped area with stone patio area, feature gazebo, artificial lawn, fenced boundaries.

Council Tax Band C Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice available but limited for EE, Three, O2, Vodafone and data available but limited for EE, Three, Vodafone  
Broadband coverage - Broadband Type = Standard Highest available download speed 15Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 40Mbps. Highest available upload speed 9Mbps. 220Mbps.

Networks in your area:- Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE  
The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

\*Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Solicitor or License Conveyer.

WANT TO SELL YOUR OWN PROPERTY?  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100