



Hazel Road

RUBERY

**Offers Over
£325,000**



Three Bedroom Semi-Detached House

Features.

- FOUR BEDROOMS WITH OPTIONAL BEDROOM FIVE/RECEPTION ROOM
- EN SUITE, FAMILY BATHROOM AND SHOWER ROOM
- LOUNGE
- KITCHEN WITH SEPARATE UTILITY ROOM
- CONSERVATORY WITH UNDER FLOOR HEATING
- REAR GARDEN WITH DECKING AND HOT TUB
- BLOCK PAVED DRIVEWAY
- GARAGE FRONTED STORAGE AREA
- NO UPWARD CHAIN

Description.

A well presented four/five bedroom semi-detached house, offered with no upward chain, lounge, optional reception room/bedroom five, en suite to the master bedroom, shower room and family bathroom, rear garden with hot tub and off road parking with garage fronted storage area, situated in Rubery, Birmingham.

The accommodation, in brief, features:- block paved driveway providing off road parking and access to garage fronted storage area; secure porch; hall; good-sized lounge with bay window and feature fireplace; kitchen with American fridge/freezer, wine cooler and integrated microwave, double oven, hob and extractor; conservatory with underfloor heating and French doors to rear garden; handy utility room; shower room; optional reception room/bedroom five; stairs to first floor landing; double bedrooms two and three; bedroom four; family bathroom with freestanding roll top bath; stairs up to second floor landing; and master bedroom with en suite shower room and underfloor heating.

Outside, the property enjoys a rear garden with a raised decking area with Jacuzzi hot tub and steps down to a further sitting area and lawn with planted borders to fenced boundaries.

Situated in Rubery, Hazel Road is well located for Rubery high street offering a range of convenience stores and within near distance to the Golf Course. The surrounding areas provide additional shopping, schooling and leisure facilities including Birmingham Great Park and the new Longbridge development with excellent shopping, entertainment and restaurants. Rubery provides good transport links for commuters with easy access to the motorway network.



Room Dimensions.

Room Dimensions:

Hall

Lounge: 14' 3" x 18' 4" (4.35m x 5.61m) max

Kitchen: 12' 2" x 18' 4" (3.72m x 5.61m) max

Conservatory: 15' 6" x 17' 5" (4.73m x 5.32m) max

Utility Room: 6' 9" x 6' 7" (2.07m x 2.01m) max

Shower Room: 6' 6" x 6' 11" (2.00m x 2.12m) max

Bedroom Five: 14' 11" x 6' 5" (4.56m x 1.98m) max

Stairs To First Floor Landing

Bedroom Two: 10' 11" x 11' 1" (3.35m x 3.39m)

Bedroom Three: 11' 1" x 9' 11" (3.38m x 3.04m)

Bedroom Four: 6' 10" x 6' 11" (2.09m x 2.13m)

Bathroom: 7' 10" x 6' 11" (2.40m x 2.11m)

Stairs To Second Floor Landing

Master Bedroom: 10' 10" x 12' 9" (3.32m x 3.89m) max

En Suite: 4' 7" x 7' 3" (1.42m x 2.21m) max



Hazel Road, Rubery



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

Total Area
Approx
138.1 sq m
1486.5 sq ft

EPC: D

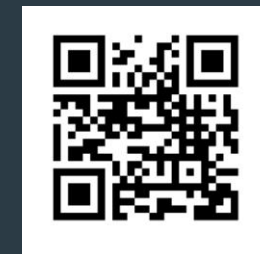
COUNCIL TAX BAND: C

TENURE: Freehold

For more information on this house or to arrange a viewing please call the Rubery office on:

0121 453 4349

Alternatively, you can scan below to view all of the details of this property online.



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