Bartleys
Estate Agents









43 Hazeltree Croft, Acocks Green, Birmingham B27 7XS

Price Guide £135,000

- Spacious First Floor Maisonette
- Two Double Bedrooms
- Spacious Lounge
- Single Garage
- Rear Garden
- Energy Efficiency Rating - D

0121 709 3300

Email: info@bartleys-uk.com

Web: www.bartleys-uk.com

43 Hazeltree Croft, Acocks Green, Birmingham B27 7XS

43 Hazeltree Croft is a delightfully spacious first floor maisonette situated in a quiet cul-de-sac location having well appointed accommodation that makes this a wonderful first time purchase or buy to let opportunity. The accommodation briefly comprises: covered porch, hallway, lounge, kitchen, two bedrooms, bathroom and gardens to rear, single garage en bloc. No Chain, Extended Lease

APPROACH
Via a shared pathway leading to a covered storm porch entrance with stairs leading to:-

LANDING HALLWAY
Ceiling light point, obscure UPVC double glazed window to the side aspect, wall-mounted storage heater, loft access, airing cupboard, doors to all rooms.

LOUNGE FRONT
10' 10" (3.3M) X 15' 1" (4.6M)
Ornamental electric fireplace, storage heater, TV point, ceiling light point, UPVC double glazed window to the front aspect.



KITCHEN
9' 6" (2.9M) X 6' 11" (2.1M)
A range of wall and base units with coordinated rolltop worksurfaces, complementary ceramic tiling to splash prone areas, integrated four ring electric hob and oven, stainless steel single drainer sink unit with mixer tap over, space and plumbing for a washing machine and additional appliances, storage heater, pantry/cupboard with electric meter, obscure window to the side aspect, UPVC double glazed window to the front aspect.





BEDROOM ONE (REAR)
11' 2" (3.4M) X 10' 10" (3.3M)
Built-in wardrobes and storage cupboard, ceiling light point, storage heater, UPVC double glazed window to the rear aspect.



BEDROOM TWO (REAR)
8' 2" (2.5M) X 9' 2" (2.8M)
Ceiling light point, storage heater, UPVC double glazed window to the rear aspect.

BATHROOM
Modern white suite comprising low level flash WC, pedestal hand wash basin, panel bath with shower screen and shower unit, complementary tiling to walls, electric wall-mounted heater, ceiling light point, obscure UPVC double glaze window to the side aspect.

GARAGE
Situated in a separate block.

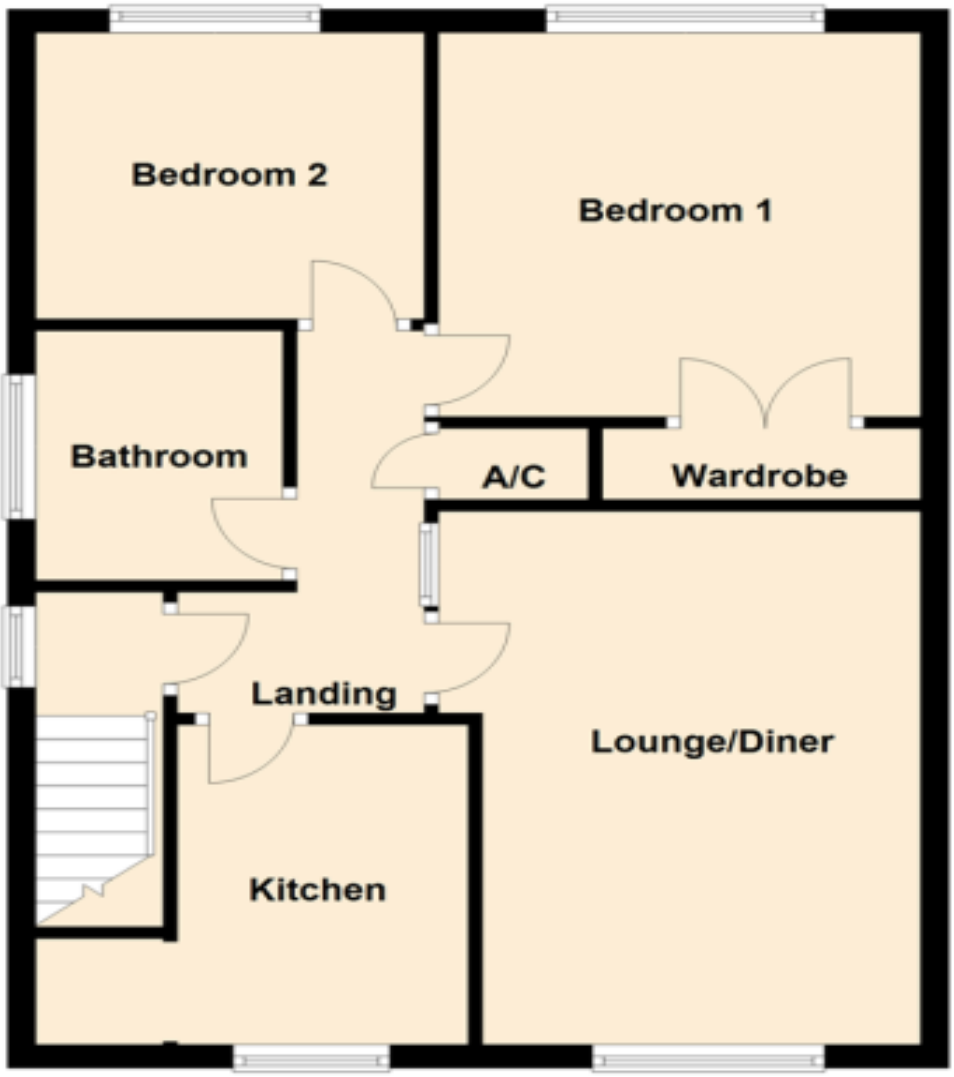
GARDEN
The rear section of the garden belongs to No 43 which is mostly paved with screening conifer perimeter & has a large timber shed



TENURE
We have been advised that the property is Leasehold with 132 years unexpired lease

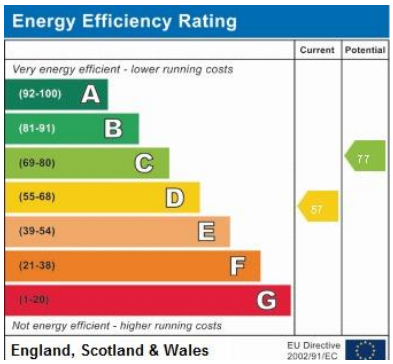


First Floor



Bartleys Estate Agents

2 Manor Walk
High Street
Solihull B91 3SX
Tel: 0121 709 3300
Email: info@bartleys-uk.com



B750 Printed by Ravensworth 01670 713330

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Bartleys Estate Agents and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Bartleys Estate Agents or the vendors. Equipment: Bartleys Estate Agents has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of copyright protect this material. The Owner of the copyright is Bartleys Estate Agents. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.