



49 Hazeloak Road, Shirley, Solihull
B90 2AY

Offers in excess of **£340,000**

- Detached Residence
- Three Bedrooms
- Completely Refurbished
- Large Rear Garden
- No Chain
- Energy Efficiency Rating - E

0121 709 3300

49 Hazeloak Road, Shirley, Solihull B90 2AY

49 Hazeloak Road is a beautifully refurbished, cottage style, detached residence situated in a fabulous location within a short walk to Shirley High Street, Parkgate Shopping Centre, excellent schools and amenities. In brief the property boasts gas central heating, UPVC double glazing and comprises, enclosed porch, entrance hall, lounge, modern breakfast kitchen, cloakroom/wc, three bedrooms, modern bathroom, good size mature landscaped garden, driveway parking. No Chain

APPROACH

Via a paved driveway enabling off-road parking for several vehicles, leading to a covered storm porch with Front Door to:-

ENTRANCE HALL

Stairs rising for first floor landing, wood-effect flooring, ceiling light point, double panel radiator, oak panelled doors to built-in under stairs cupboard, lounge and kitchen

LOUNGE

11' 10" (3.6M) X 11' 2" (3.4M)

Ornamental electric fireplace, wood-effect flooring, double panel radiator, ceiling light point, UPVC double glazed bay window to the front aspect.

DINING KITCHEN

13' 5" (4.1M) X 10' 10" (3.3M)

A modern fitted kitchen comprises a range of wall and base units with coordinated worktop surfaces, integrated four ring gas hob and built-in oven, one-and-a-half bowl single drain sink unit with mixer tap over, space for a fridge/freezer, cupboard concealing a Baxi combi boiler, space and plumbing for a washing machine, ceramic tiling to splash prone areas and flooring, double panel radiator, ceiling spotlights, door to cloakroom/WC, UPVC double glazed door and UPVC double glazed sliding doors to the garden.

CLOAKROOM / WC

Comprising low-level flush WC, hand wash basin, ceramic tiling to splash prone areas and floor, chrome towel radiator, handrail, extractor fan, ceiling spotlights.



FIRST FLOOR LANDING

Loft access with pulldown ladder, UPVC double glazed window to the side aspect, doors to Bedroom One, Bedroom Two, Bedroom Three and Family Bathroom.

BEDROOM ONE (FRONT)

10' 2" (3.1M) X 10' 2" (3.1M)

Single panel radiator, ceiling light point, UPVC double glazed window to the front aspect.



BEDROOM TWO (REAR)

11' 2" (3.4M) X 10' 10" (3.3M)

Single panel radiator, ceiling light point, UPVC double glazed window to the rear aspect.

BEDROOM THREE (FRONT)

6' 3" (1.9M) X 6' 3" (1.9M)

Single panel radiator, ceiling light point, UPVC double glazed window to the front aspect.

FAMILY BATHROOM

Modern three-piece suite comprising low-level flush WC, hand wash basin with storage drawers beneath, panel bath with shower screen and chrome thermostatic shower unit, complementary ceramic tiling to walls and floors, chrome towel radiator, ceiling spotlights, UPVC double glazed window to the rear aspect.



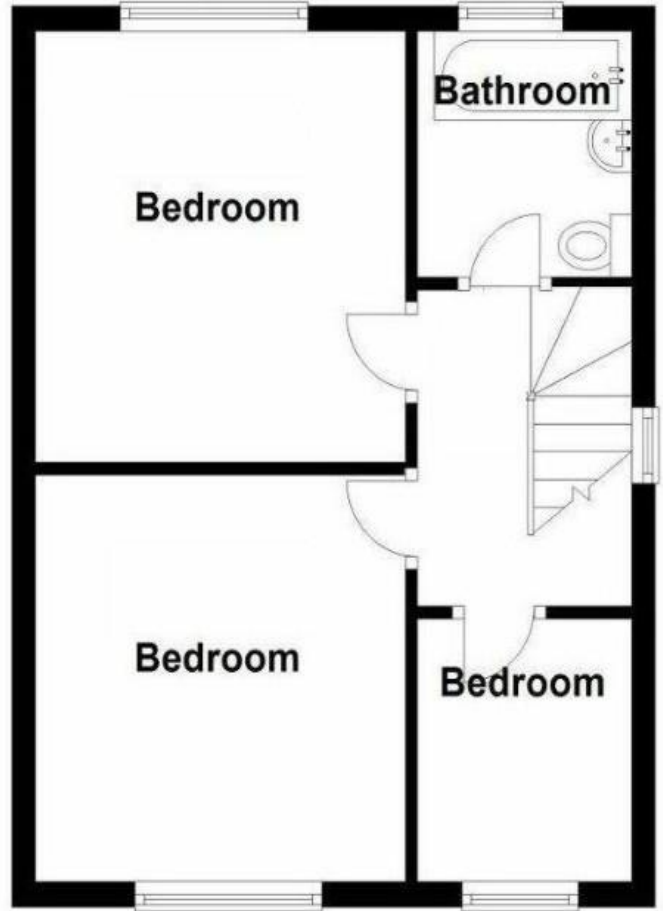
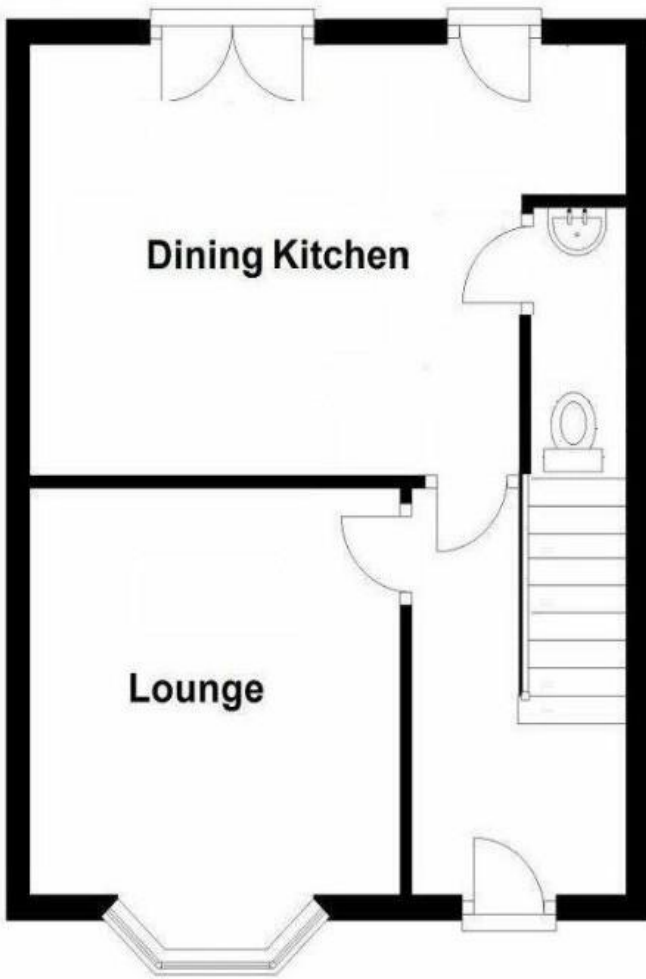
GARDEN

An extensive garden which is mainly laid to lawn with a paved patio, wood panel fence perimeter and garden shed.

TENURE

We have been advised that the property is Freehold. This is subject to verification by your Solicitor.





 **Bartleys**
Estate Agents

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

 Zoopa.co.uk

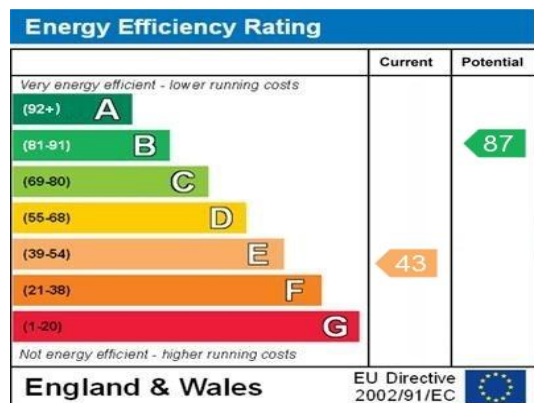
 Finda Property.com

 rightmove.co.uk
The UK's number one property website

 The Property Ombudsman SALES

 OFT Approved code

 Radarhomes.co.uk
The way home is here



WWW.EPC4U.COM

101670 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.