Bartleys
Estate Agents









22 Hazeltree Croft, Acocks Green, Birmingham B27 7XS

Price Guide £139,950

- Extended Lease
- Two Bedrooms
- Ground Floor
- Single Garage
- No Chain
- Energy Efficiency Rating - C

0121 709 3300

Email: info@bartleys-uk.com

Web: www.bartleys-uk.com

22 Halzeltree Croft, Acocks Green, Birmingham B27 7XS

22 Hazeltree Croft is a delightfully spacious GROUND 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: Enclosed storm porch, hallway, lounge, modern fitted kitchen, two bedrooms, bathroom and gardens to front and rear, single garage en bloc. No Chain, Extended Lease

APPROACH
Via an attractive, lawned foregarden with mature shrubs and a paved pathway leading to the main entrance which is situated to the side of the building, with a UPVC double glazed storm porch entrance to:-



ENTRANCE HALL
Doors leading off to all rooms, useful storage cupboard and single panel radiator.

LOUNGE (FRONT)
15' 1" (4.6M) X 10' 2" (3.1M)
Ornamental fireplace with electric, log burning effect stove, TV point, double panel radiator, three wall light points, UPVC double glazed window to the front aspect.



FITTED KITCHEN
9' 2" (2.8M) X 6' 11" (2.1M)
A modern fitted kitchen comprises a range of light oak wall and base units with co-ordinating roll top work surfaces, stainless steel single drain sink unit, integrated ceramic hob and electric oven with stainless steel, canopy extractor fan over, space and plumbing for a washing machine, space for a fridge / freezer, double panel radiator, ceiling light point, understairs storage cupboard with Vaillant combi boiler, UPVC double glazed window to the front aspect.



BEDROOM ONE (REAR)
11' 10" (3.6M) X 11' 2" (3.4M)
Double panel radiator, ceiling light point, built-in wardrobe, UPVC double glazed window to the rear aspect.



BEDROOM TWO (REAR)
8' 10" (2.7M) X 8' 6" (2.6M)
Double panel radiator, ceiling light point, UPVC double glazed patio doors.

BATHROOM
Victorian-style, reproduction, three piece suite comprises low level flush WC, pedestal hand wash basin, panel bath with thermostatic shower unit over, complementary ceramic tiling to floor and splash prone areas, double panel radiator, ceiling light point, obscure UPVC double glazed window to the side aspect.

REAR GARDEN
The front section of the garden belongs to No. 22 where a paved patio leads to a neatly, laid to lawn garden with herbaceous shrub border. The entire garden has a wood panel fence perimeter.



GARAGE
Single garage situated in separate block.

TENURE
We have been advised that the property is Leasehold with approximately 160 years left unexpired. This is subject to verification by your Solicitor.

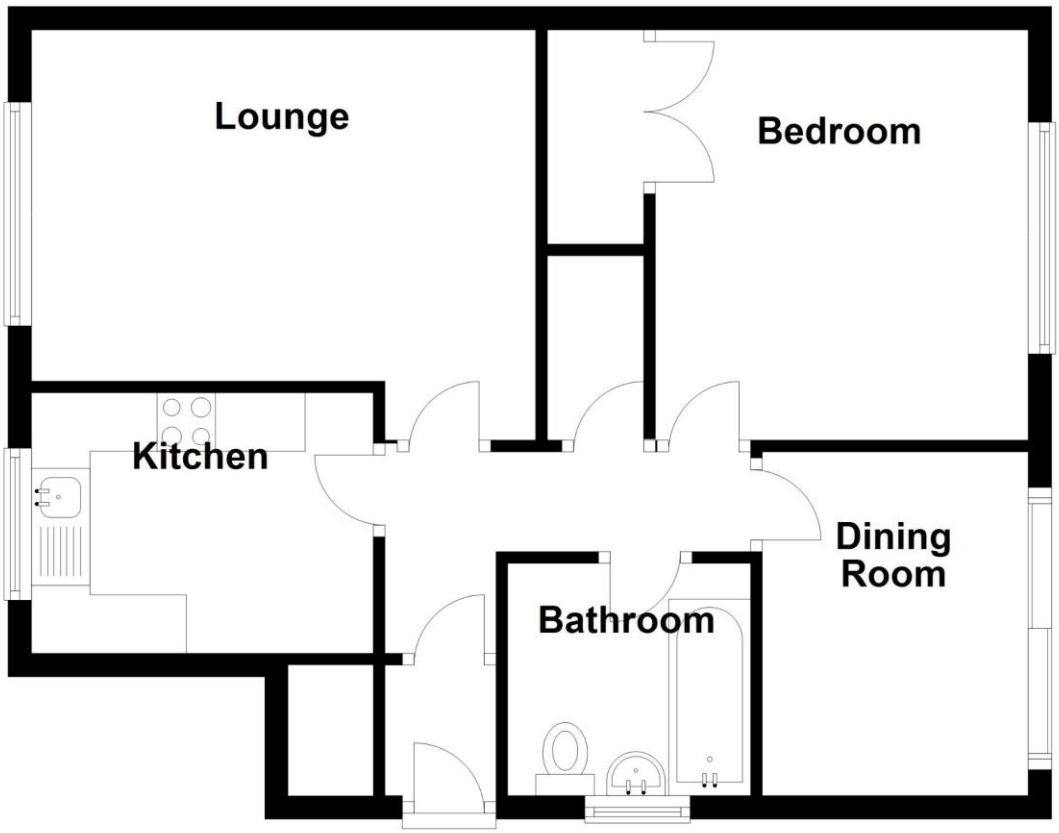
SERVICE CHARGE
We have been advised that there is no Service Charge. This is subject to verification by your Solicitor.

GROUND RENT
We have been advised that the Ground Rent is £30.00 per annum. This is subject to verification by your Solicitor.



Ground Floor

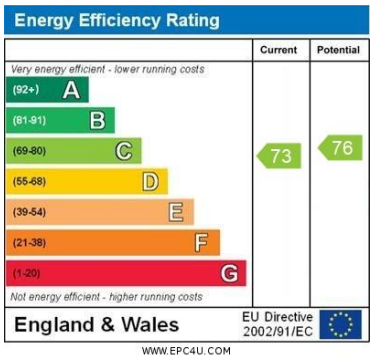
Approx. 53.1 sq. metres (571.2 sq. feet)



Total area: approx. 53.1 sq. metres (571.2 sq. feet)

Bartleys Estate Agents

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



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