Bartleys
Estate Agents









23 Hazeltree Croft, Acocks Green, Birmingham B27 7XS

Price Guide £139,950

- Spacious First Floor Maisonette
- Two Bedrooms
- Fitted Kitchen
- Extended Lease
- Single Garage
- Energy Efficiency Rating - F

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23 Hazeltree Croft, Acocks Green, Birmingham B27 7XS

23 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 enclosed storm porch, hallway, lounge, modern refitted kitchen, two bedrooms, bathroom, garden to rear and single garage en bloc. Extended Lease.

APPROACH
Via a timber front door leading to stairs rising to first floor landing with UPVC double glazed window to the side aspect.

ENTRANCE LANDING
Doors to lounge, kitchen, bedroom one, bedroom two, bathroom, built-in airing cupboard, Dimplex storage heater, UPVC double glazed window to the side aspect.

LOUNGE
10' 2" (3.1M) X 14' 9" (4.5M)
Dimplex storage heater, ceiling light point, TV point, UPVC double glazed window to the front aspect.



REFITTED KITCHEN
9' 6" (2.9M) X 6' 11" (2.1M)
A beautifully fitted modern shaker-style kitchen comprises a range of mushroom coloured wall and base units with coordinating work top surfaces, complementary ceramic tiling to splash prone areas, stainless steel single drain sink unit with mixer tap over, integrated ceramic hob with electric oven and concealed extractor fan, integrated fridge freezer, space for a washing machine, door to built-in storage cupboard, ceiling light point, UPVC double glazed window to the front aspect.





BEDROOM ONE (REAR)
10' 10" (3.3M) X 11' 2" (3.4M)
Ceiling light point, Dimplex storage heater, large built-in wardrobe, UPVC double glazed window to the rear aspect.



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

BATHROOM
Modern suite comprising low-level flush WC, pedestal hand wash basin, panel bath with Triton thermostatic shower unit, complementary tiling to splash prone areas, ceiling light point, extractor fan, obscure UPVC double glazed window to the side aspect.

GARDEN
A paved pathway leads to the shared garden that is mainly laid to lawn with wood panel fenced perimeter and well-stocked borders. The rear of the garden belongs to No. 23 where there is a large timber shed.

GARAGE
There is a single garage located in a separate block.



TENURE
We have been advised that the property is Leasehold with approximately 130 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 £33.00 per annum. This is subject to verification by your Solicitor.

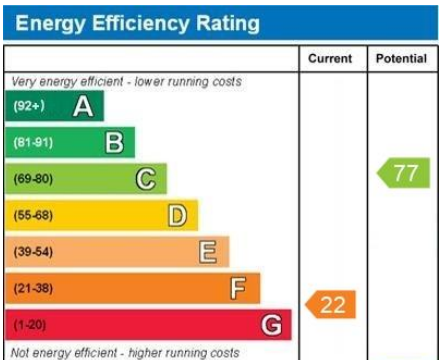




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