

Hazelmere Road,



£435,000

Klarico Estate agents are delighted to present this immaculate 5 bedroom semi-detached property located within a sought after street in Hall Green, Birmingham. Benefits from having an impressive single storey extension to the rear along with a dormer loft conversion.

This well-presented semi-detached house offers a perfect blend of space and modern living. With five generously sized bedrooms, this property is ideal for families seeking comfort and convenience. The layout includes two inviting reception rooms, providing ample space for relaxation and entertaining guests.

The house boasts three bathrooms, ensuring that morning routines run smoothly for everyone in the household. A notable feature of this property is the dormer loft conversion, which not only enhances the living space but also adds a touch of character to the home. Additionally, a ground floor rear extension creates an open and airy atmosphere, perfect for family gatherings or quiet evenings at home. The property benefits from having hardwire security systems including smoke alarms, CCTV and security alarms.

For those with vehicles, off-road parking at the front of the property offers both convenience and peace of mind. The combination of thoughtful design and practical features makes this home a wonderful choice for anyone looking to settle in a vibrant community.

With its excellent location and spacious interiors, this semi-detached house on Hazelmere Road is a fantastic opportunity for prospective buyers or renters alike. Don't miss the chance to make this delightful property your new home.



Hazelmere Road,

- Semi-Detached
- Double Glazed
- Off Street Parking
- Immaculate Condition
- Ground Floor Rear Extension
- 5 Bedrooms
- Gas Central Heating
- Ideal Family Home
- Dormer Loft Conversion

Front Garden

Semi-Detached property offering off street parking

Porch

Hall

Laminate flooring, wall mounted radiator, skirting board, ceiling light,

Reception Room

13'7" x 11'9" (4.16 x 3.60)

Double glazed window to front, skirting board, carpet, ceiling light, wall mounted radiator,

Lounge

19'7" x 10'10" (5.99 x 3.31)

Double glazed window with patio door to dining room, carpet, wall mounted radiator, skirting board, ceiling light, fireplace, electric heater

Dining Room

9'1" x 8'7" (2.78 x 2.63)

Double glazed window with patio door to rear, laminate flooring, skirting board, wall mounted radiator, ceiling light,

Kitchen

15'8" x 7'10" (4.78 x 2.40)

Double glazed window to rear, down lights, skirting board, tiles, splashback tiles, generous number of storage units, extractor hood, integrated oven/grill, drainer sink with mixer tap, integrated dishwasher

Shower Room

9'1" x 3'7" (2.78 x 1.10)

Double glazed privacy window to side, tiles, ceiling light, heated towel rail, toilet, wash basin with mixer tap, shower with mixer tap, splashback tiles, sky light, wall tiles

Bedroom 1

12'9" x 11'0" (3.91 x 3.36)

Double glazed window to rear, carpet, skirting board, wall mounted radiator, ceiling light, air ventilation

Bedroom 2

11'10" x 11'0" (3.63 x 3.36)

Double glazed window to front, wall mounted radiator, carpet, skirting board, ceiling light, air ventilation

Bedroom 3

8'9" x 7'5" (2.69 x 2.27)

Double glazed window to rear, carpet, skirting board, ceiling light, air ventilation, wall mounted radiator

Bedroom

6'5" x 5'6" (1.98 x 1.70)

Double glazed privacy window to front, extractor fan, toilet, tiles, splashback tiles, wash basin with mixer tap, bath tub with shower, ceiling light, wall tiles

Bedroom 4

15'2" x 8'10" (4.64 x 2.70)

Double glazed sky lights, carpet skirting board, wall mounted radiator, ceiling light,

Bedroom 5

10'11" x 10'10" (3.35 x 3.31)

Double glazed window to rear, carpet, skirting board, ceiling light,

Shower Room

7'5" x 5'10" (2.27 x 1.80)

Double glazed window to rear, tiles, wall tiles, wash basin with mixer tap, toilet, shower cubicle with mixer tap, extractor fan,

Utility

16'4" x 7'5" (5.00 x 2.28)

Double glazed window to side, laminate flooring, drainer sink with mono tap, storage units, ceiling light, splashback tiles, skirting board, coing

Store

11'5" x 7'5" (3.50 x 2.28)

Toilet

Rear Garden

Fenced boundaries with flower beds

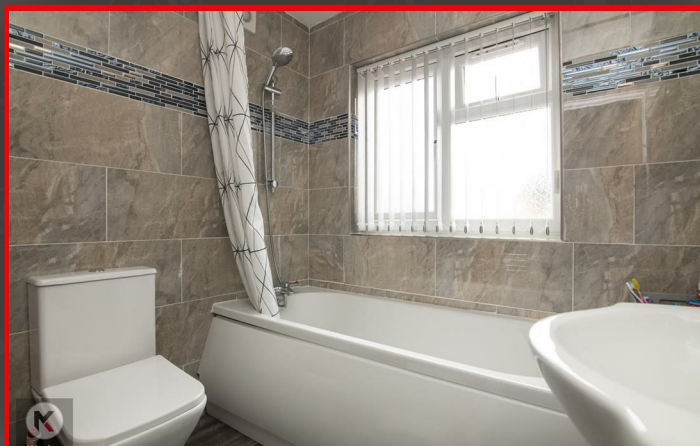
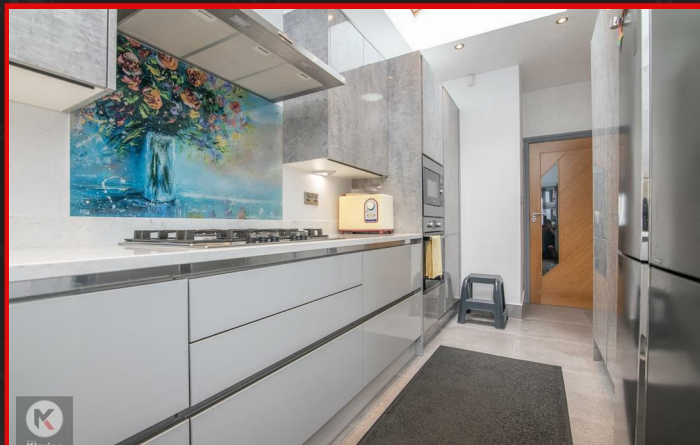
Directions



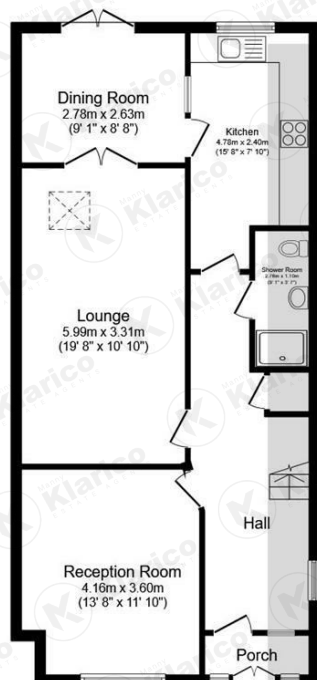
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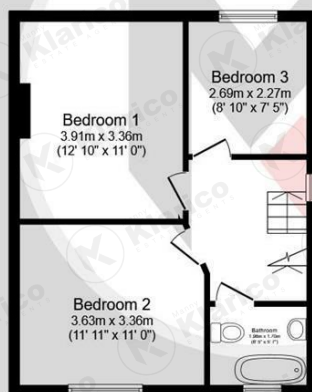






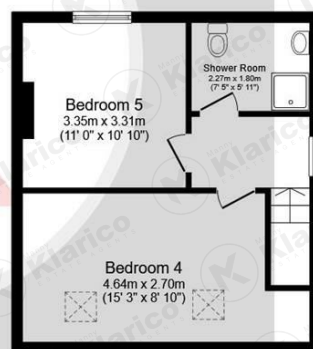
Ground Floor

Floor area 75.0 sq.m. (807 sq.ft.)



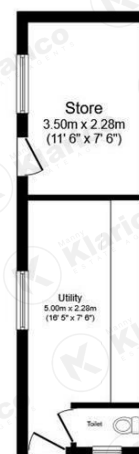
First Floor

Floor area 42.8 sq.m. (460 sq.ft.)



Second Floor

Floor area 37.6 sq.m. (405 sq.ft.)



Outbuilding

Floor area 19.6 sq.m. (211 sq.ft.)

Total floor area: 174.9 sq.m. (1,883 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



Manny
Klarico
ESTATE AGENTS

176 Highfield Road
Hall Green
Birmingham
West Midlands
B28 0HT

0121 777 7211

www.mannyklarico.co.uk

