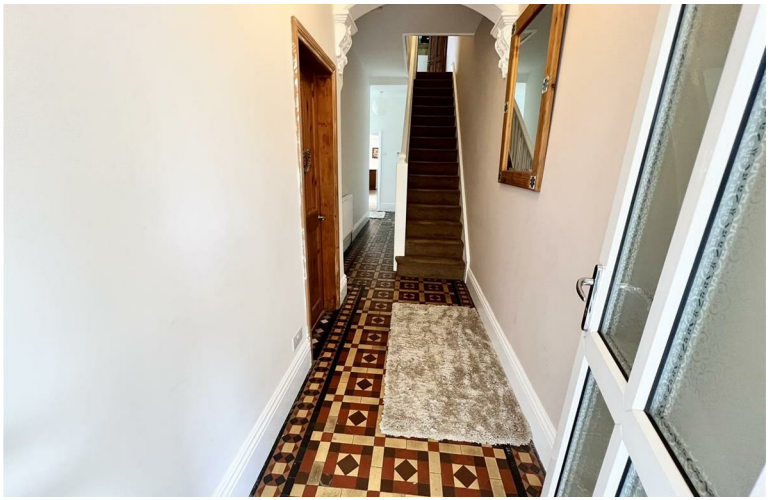
melvyn
Danes
ESTATE AGENTS
Hazelwood Road
Acocks Green
Offers Over £475,000

Description

A well maintained, deceptively spacious family home in a great location close to a host of local amenities, schools and transport links. The property is on a fantastic plot with a good size driveway and rear garden along with the well proportioned house which boasts some lovely original features. Viewing is highly recommended to appreciate all this beautiful home has to offer.

The ground floor accommodation comprises in brief of porch, reception hallway with door off to stairs leading down to the cellar, good size through lounge diner, dining room, kitchen, utility room, guest cloaks and sun room. To the first floor there is bedroom two with en-suite, two further good size bedrooms, family bathroom and stairs rising to the second floor where there is the master bedroom with en-suite.



Accommodation

PORCH

RECEPTION HALLWAY

CELLAR

THROUGH LOUNGE DINER
28'1" into bay x 12'3 min (8.56m into bay x 3.73m min)

DINING ROOM
11'9" x 11'0" (3.58m x 3.35m)

KITCHEN
12'11" x 18'2" (3.94m x 5.54m)

SUN ROOM
15'8" x 6'3" (4.78m x 1.91m)

UTILITY ROOM
8'6" x 7'10" (2.59m x 2.39m)

GUEST WC

FIRST FLOOR LANDING

BEDROOM TWO
13'1" max x 18'4" max (3.99m max x 5.59m max)

EN-SUITE

BEDROOM THREE
12'10" x 12'2" (3.91m x 3.71m)

BEDROOM FOUR
9'10" x 11'1" (3.00m x 3.38m)

FAMILY BATHROOM

SECOND FLOOR LANDING

MASTER BEDROOM
13'3" x 18'2" (4.04m x 5.54m)

EN-SUITE

CELLAR
11'11" x 11'1" (3.63m x 3.38m)

TENURE: We are advised that the property is Freehold.

BROADBAND: We understand that the standard broadband download speed at the property is around 17 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Data taken from checker.ofcom.org.uk on 14/06/2025. Actual service availability at the property or speeds received may be different.

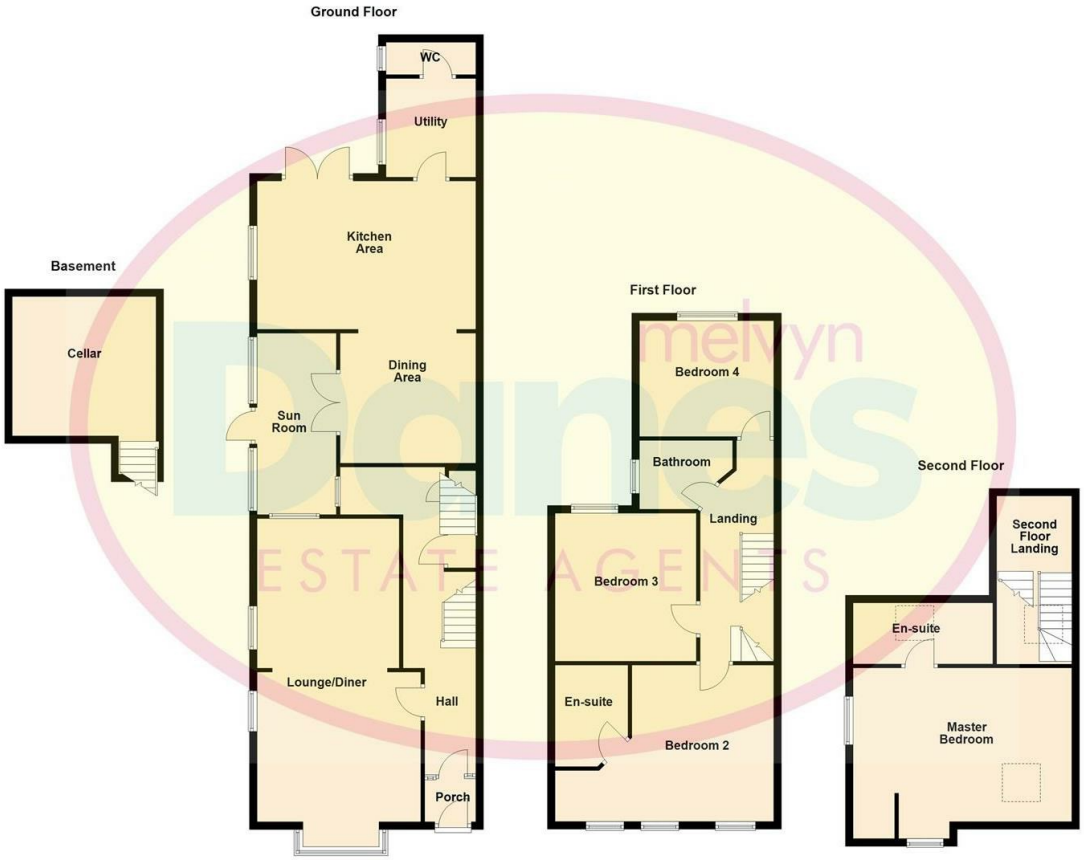
MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 14/06/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

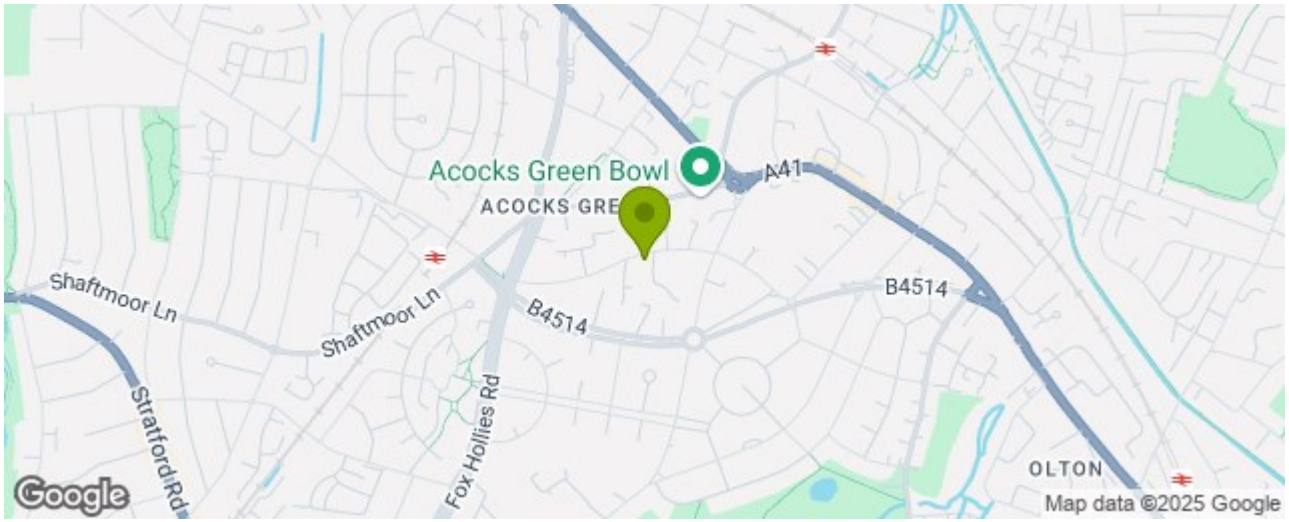
VIEWING: By appointment only with the office on the number below.

These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

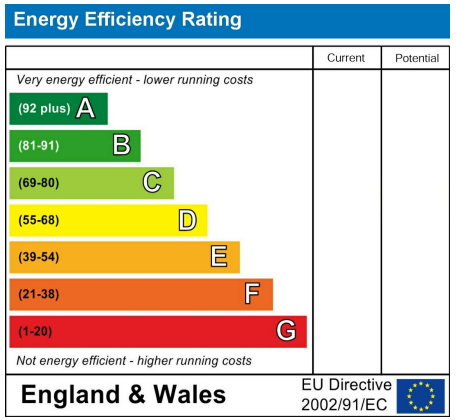
Money Laundering Regulations: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.





44 Hazelwood Road Acocks Green Birmingham B27 7XP
Council Tax Band: D



Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

Tel: 0121 742 2123 Email: sheldon@melvyndanes.co.uk melvyndanes.co.uk