

**Need a Mortgage in principle to make offers?** Call us now for quick assistance!  
**0121 775 0101**



**Do you need to sell? Start your journey now!** Call us we can help.  
**0121 775 0101**



**SCAN FOR MORE INFO**  
**SIZE** - 831 Sq Ft  
**TENURE** - Freehold  
**COUNCIL TAX** - Solihull Metropolitan Borough Council - C  
**BROADBAND** - Upload Max 5500Mbps Download Max 5500Mbps  
**MOBILE SERVICES** - EE - 86%, 3 - 84%, Vodafone - 77%, 02 - 75%  
**EPC** - D - 62  
**PARKING** - For at least 2 Cars  
**FLOODRISK** - Very Low  
**SERVICES** - Mains  
**COVENANTS** - N/A

**76 Hazeloak Road**  
**Shirley, B90 2AY**  
**Offers in the Region of £375,000**

An immaculately presented detached house offering a perfect blend of comfort and style, making it an ideal choice for first-time buyers or those looking to downsize. This delightful home is not to be missed, offering a wonderful opportunity for comfortable living in a sought-after location.

**FEATURES**

- Beautifully Modernised Three Bedroom Detached Home
- Ideally Situated in a Quiet Road Within Walking Distance to Shirley High Street & Park
- Spacious Open Plan Lounge/Dining/Kitchen
- Contemporary Kitchen Featuring Bosch Integrated Appliance & Quartz Worktops
- Stylish High Specification Family Bathroom
- Generous Private South Facing Landscaped Rear Garden
- Driveway Providing Off Road Parking for Two Vehicles
- Located Within the Highly Sought After Tudor Grange St. James Academy Catchment
- New Boiler & Roof Installed in 2022
- Offered With No Upward Chain & Available for Immediate Occupation

**Are you an investor interested in expanding your portfolio?**

**Call 0121 775 0101 to provide your investment criteria for alerts.**



**Sneak Peeks**

Every week, we unveil "Sneak Peeks," a feature showcasing exclusive properties before they hit Rightmove and other platforms.

**The Landlord Club**

Join our Landlord Club for weekly updates on legislation, market trends, and our Letting Director's 'Investment Pick of the Week' for optimal ROI.

**HTSPMD**

Tune into 'How's The Solihull Property Market Dom' weekly for a quick, insightful snapshot of the market.

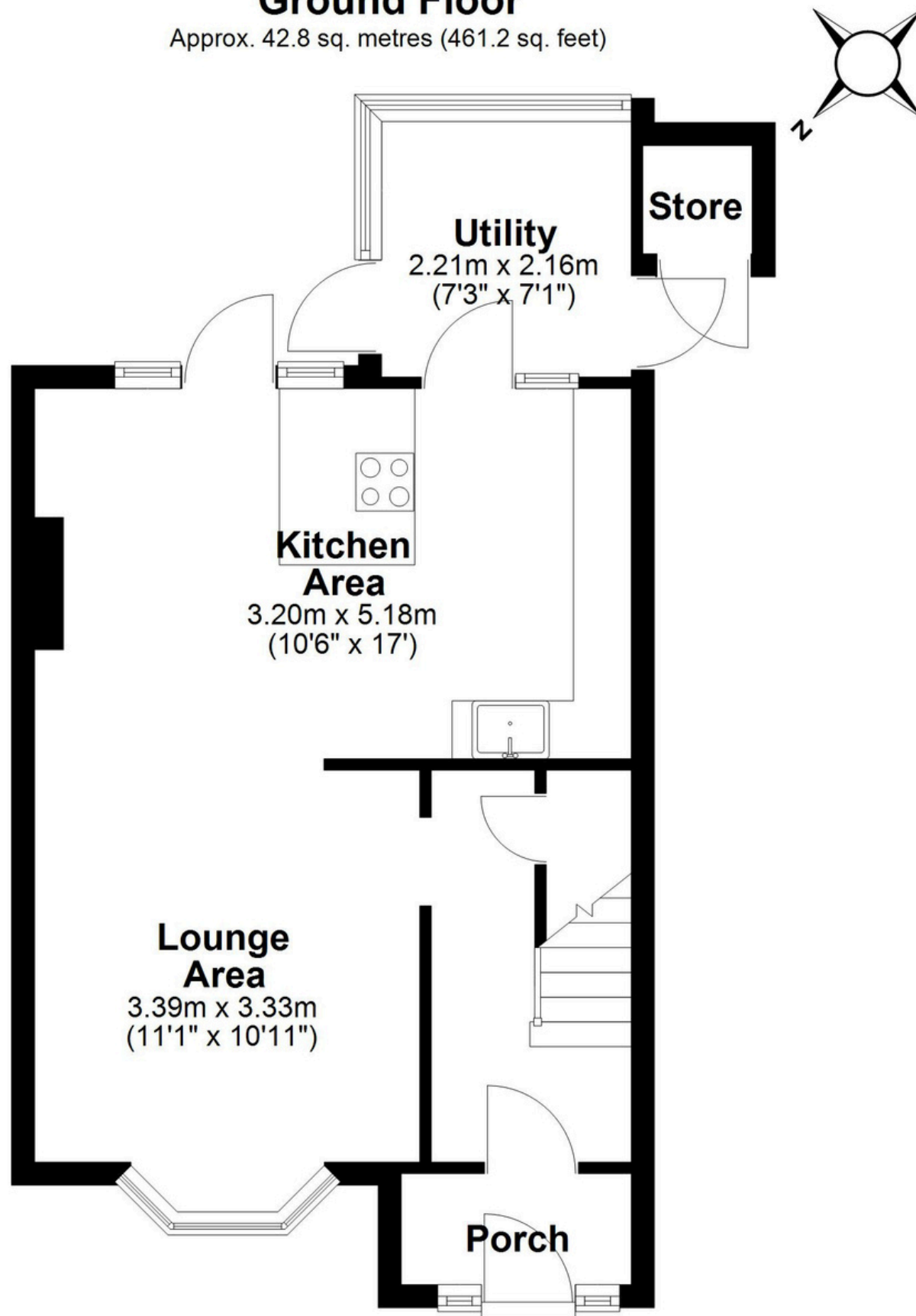
**The Mortgage Update**

Get weekly insights and the best deals with our Mortgage Update, your shortcut to navigating the complex mortgage landscape confidently.

**SCAN TO VIEW OUR WEEKLY FILMS & SUBSCRIBE**

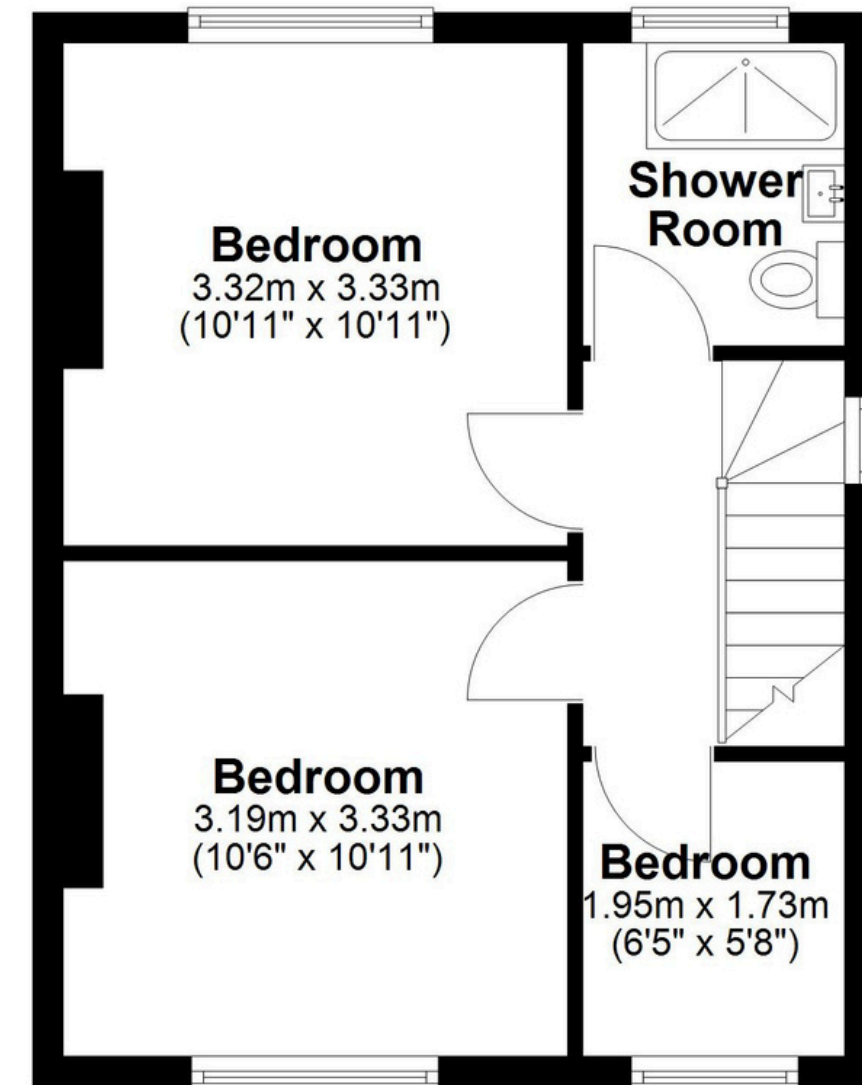
## Ground Floor

Approx. 42.8 sq. metres (461.2 sq. feet)



## First Floor

Approx. 34.4 sq. metres (370.3 sq. feet)



Total area: approx. 77.3 sq. metres (831.5 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.

Plan produced using PlanUp.