

**AP MORGAN**



**Hazelwood Road, Birmingham**  
Asking Price £390,000

### Features:

- NO CHAIN!
- Fully Refurbished Extended Mid-Terrace Home
- Sought After Location
- Private Driveway For Multiple Cars
- Versatile Living Space
- Five Bedrooms Spread Across Three Floors
- Two Bathrooms
- Well-Maintained Rear Garden with Garden Room

### Description:

Situated in a popular and highly sought-after location, this beautifully presented and fully refurbished five-bedroom extended mid-terrace property offers a superb blend of modern living and period charm. Ideal for a growing family or those seeking ample versatile space, this home has been meticulously renovated to a high standard.

The property is approached via a private driveway, providing convenient off-road parking for multiple cars, leading to the main entrance.

Once inside, the interior briefly comprises a welcoming inner porch and hall, leading to two versatile reception rooms – Reception Room 1 offering a traditional living space, and Reception Room 2 providing a flexible area that could serve as a snug, playroom, or home office.

The extended kitchen to the rear is a highlight, featuring a dining area and ample space for modern appliances, perfect for family gatherings. A WC is conveniently located on the ground floor.

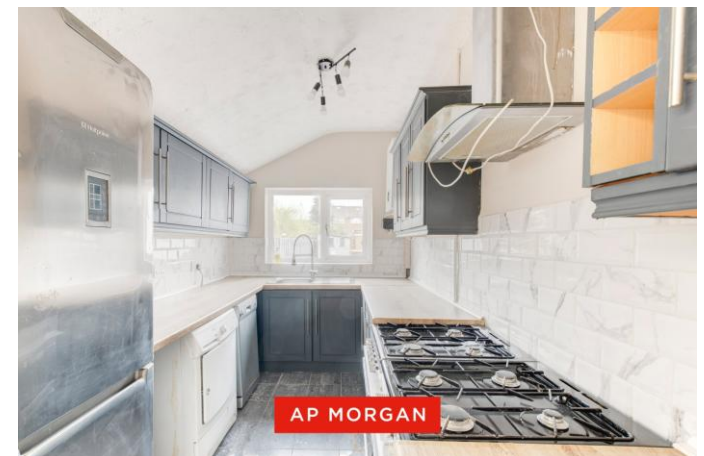
The first floor comprises three well-proportioned bedrooms (Bedrooms 3, 4, and 5) and a modern family bathroom.

Ascending to the second floor reveals two further spacious double bedrooms (Bedrooms 1 and 2), including a principal bedroom, and a stylish shower room, offering excellent accommodation options.

Moving outside, the property enjoys a well-maintained rear garden, providing a private and pleasant outdoor space. The garden further benefits from a spacious garden room, complete with a dedicated storage area and a separate office space – ideal for those working from home, requiring a hobby room, or seeking additional versatile living accommodation.

The property's location is highly desirable, being close to a variety of shops and amenities, as well as excellent local schools, ensuring convenience for families. Excellent transport links are also easily accessible, facilitating effortless commutes.

This fully refurbished five-bedroom extended mid-terrace property represents a fantastic opportunity to acquire a spacious and beautifully presented family home in a prime location.



**Details:**

**Inner Porch**

**Hall**

**Reception Room 1** 11'11" x 9'11" (3.63m x 3.02m)

**Reception Room 2** 16'5" x 13'8" (5m x 4.17m)

**Dining Area** 11' x 7'7" (3.35m x 2.3m)

**Kitchen** 10'10" x 7'2" (3.3m x 2.18m)

**WC**

**Landing**

**Bedroom 3** 11'11" x 6'7" (3.63m x 2m)

**Bedroom 4** 11'3" x 9'10" (3.43m x 3m)

**Bedroom 5** 11'11" x 5'11" (3.63m x 1.8m) Both Max

**Bathroom** 14' x 6'6" (4.27m x 1.98m) Both Max

**Upper Landing**

**Bedroom 1** 13'8" x 10'8" (4.17m x 3.25m)

**Bedroom 2** 15'6" x 7'3" (4.72m x 2.2m) Both Max

**Shower Room** 9'8" x 8'7" (2.95m x 2.62m) into eaves

**EPC Rating:** D

**Council Tax Band:** B (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

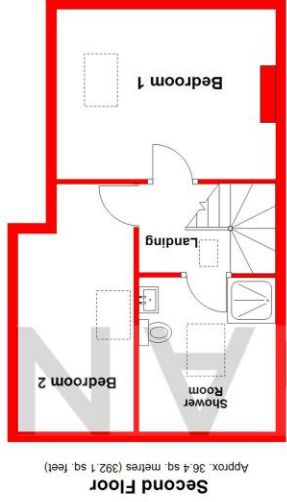
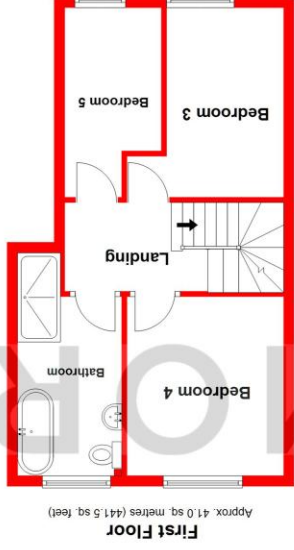
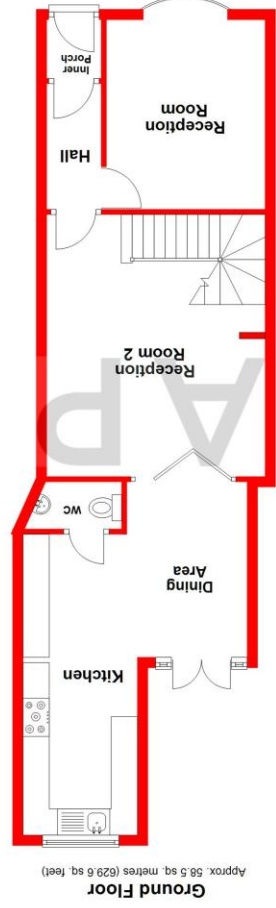
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Total area: approx. 135.9 sq. metres (1463.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contents here, measurements of doors, windows, rooms, and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using Planlup.

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