

## Dunedin Sales & Lettings

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## 16 Hazel Road, Rubery, B45 9DX

Asking Price: £395,000



- Freehold
- Semi detached house
- Three Bedrooms
- Two reception rooms
- Modern fitted kitchen
- Utility Room
- Single garage
- Driveway Parking
- Gas Central Heating
- Attractive rear garden with Summer House
- Jacuzzi
- Popular Location

We are delighted to introduce a beautifully presented, extended three bedroom semi detached family home with generous living space, garage and a superb rear garden with a summer house. It is situated on a popular road in Rubery.

Council Tax Band – C    EPC Rating – Awaiting

## Description

The accommodation includes a porch, entrance hall, a dining room, a living room with a wood-burning fireplace and patio doors leading onto the garden patio area. The kitchen features plenty of storage space with wall mounted and base cupboard units. Additionally, there is a utility area and internal access to the garage. A rear door leads into the south-facing rear garden.

Upon ascending to the first floor landing, you will find two double bedrooms with fitted mirrored wardrobes and a family bathroom with a shower over the bath. Stairs lead to the top floor where there is an additional double bedroom with storage.

The front offers access to the garage as well as a block paved driveway.

The rear of the property boasts a beautiful garden, including a variety of well-established flowers, trees, and shrubs, as well as a spacious lawn and patio area perfect for family enjoyment. There is also a summer house positioned at the bottom of the garden with a wood-burning fireplace and electric connection. The property benefits from a free-standing jacuzzi which can be enjoyed in all seasons.

Hazel Road is a highly sought-after road in Rubery, Birmingham. It is within walking distance to the Lickey Hills and is in a great location for local school catchments. Additionally, it is conveniently situated near local amenities and within walking distance to Rubery Village. Longbridge Retail Park is nearby for local shopping and dining, including Marks and Spencer's and Sainsbury's. The area also has good transport links for commuters, with easy access to the motorway and rail networks.

We have been advised by the owner that the property is Freehold, all prospective purchasers will have this verified with their solicitor.

## Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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