



## 24 HAZEL ROAD WOLVERHAMPTON, WV3 7HB

OFFERS IN THE REGION OF £295,000  
FREEHOLD

NO CHAIN - Recently refurbished three bedroom semi-detached home situated in an extremely popular location close to a range of amenities including well regarded schools, shops and access to public transport with the wider amenities of Wolverhampton City Centre only a short drive away. The property offers versatile accommodation throughout, with scope for future extension subject to relevant planning permissions, featuring entrance porch, hallway, three reception rooms, dining kitchen, guest cloakroom, three bedrooms, family bathroom, enclosed garden to rear and a driveway and garage to the front.

# 24 HAZEL ROAD

- No Onward Chain
- Recently Refurbished With New Windows Throughout
- Three Reception Rooms
- Dining Kitchen
- Three Bedrooms
- Guest Cloakroom
- Garage
- Off Road Parking
- Sought After Location
- Ideal For Access To A Range Of Amenities



## APPROACH

The property is approached via a block paved driveway with an adjacent lawned foregarden.

## ENTRANCE PORCH

Double glazed obscure window to the side, door to the hallway.

## HALLWAY

Radiator, staircase to the first floor landing, under stairs cupboard and doors to the guest cloakroom, living room, sitting room and dining kitchen.

## GUEST CLOAKROOM

Double glazed obscure window to the front, part tiled walls, towel rail, low level w.c and wash hand basin with vanity unit beneath.

## SITTING ROOM

Double glazed bay window to the front and radiator.

## LIVING ROOM

Double glazed sliding patio doors opening out to the rear garden and radiator.

## KITCHEN DINING ROOM

A particular feature of the property is the spacious kitchen dining room which has a dining area providing ample space for families and entertaining. The room features two double glazed windows to the rear, radiator and a range of re-fitted wall, drawer and base units with work surfaces above incorporating a sink and drainer unit with mixer tap. There are a number of integrated appliances including built in oven with 4 ring hob above, fridge and freezer.

## VERSATILE RECEPTION ROOM/BEDROOM

Double glazed window to the front, radiator and door to the garage.

## FIRST FLOOR LANDING

Double glazed obscure window to the side, loft access hatch and doors to:

## BEDROOM ONE

Double glazed window to the rear and radiator.

## BEDROOM TWO

Double glazed bay window to the front and radiator.

## BEDROOM THREE

Double glazed window to the rear and radiator.

## FAMILY BATHROOM

Double glazed obscure window to the front, towel rail, tiled walls and suite comprising close coupled w.c, wash hand basin with vanity unit beneath and panelled bath with shower above.

## GARAGE

Up and over door to the front, part glazed door to the rear.

## REAR GARDEN

To the rear of the property is a pleasant enclosed garden with a paved patio area and lawn beyond.

## COUNCIL TAX

Wolverhampton City Council - Tax Band C

## TENURE Freehold

The property is freehold.

## SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

## BROADBAND

Ofcom checker shows Standard / Superfast / Ultrafast are available

Ofcom provides an overview of what is available.

Potential purchasers should contact their preferred supplier to confirm availability and speed

## 24 HAZEL ROAD



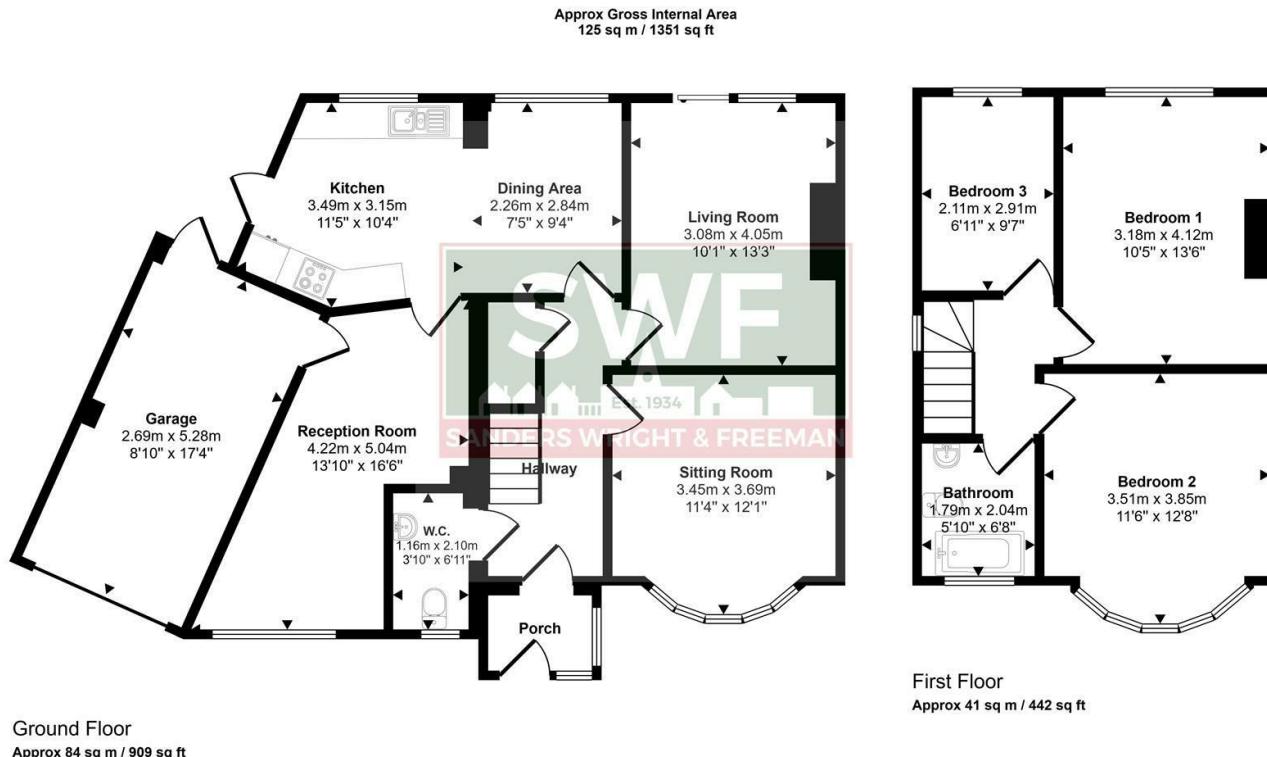
SWF



SWF



SWF



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E		
(21-38)	F	60	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements