

**31 Hazelwood Road, Sutton Coldfield, B74 3RH**

**£315,000**

**Property Images**



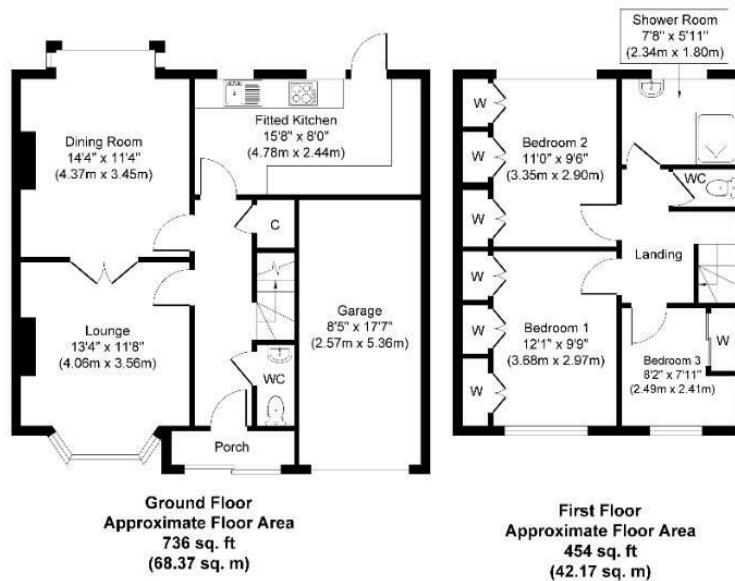
## Property Images



# HUNTERS®

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## Floorplan

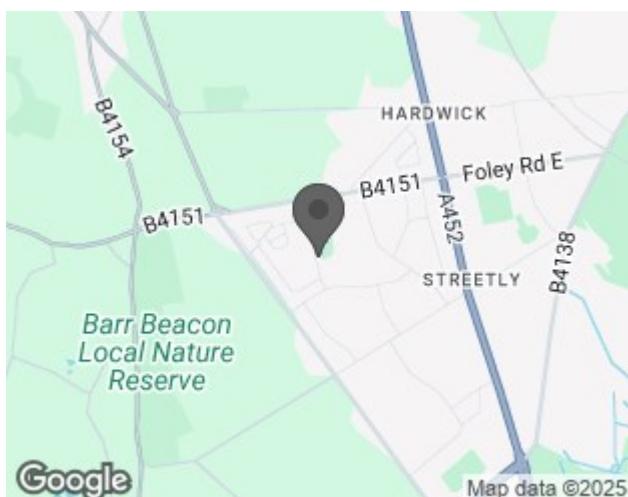


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction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

## EPC

## Map

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



## **Summary**

Well located, just off Lowlands Avenue or Foley Road West, this competitively priced, freehold semi-detached family home is offered with no chain and is convenient for Streetly, Sutton Park and great local schools.

The gas centrally heated and double glazed accommodation must be viewed and briefly comprises;

Enclosed porch, reception hall with guests cloaks, lounge with feature fireplace, separate dining room, kitchen with oven and hob, 3 excellent bedrooms and shower room. Outside, frontage with block paved drive approach, spacious single garage, private mature rear garden backing onto playing fields and with side trades access.

## **Features**

- Sought after semi-detached home
- 3 bedrooms
- Fitted kitchen with oven and hob
- Hall and guests cloaks
- 2 reception rooms
- Garage
- Lovely gardens backing onto playing fields
- Council Tax Band D