



Hazelville Road, Birmingham

- Two bed mid terraced house
- Sought-after Hall Green location
- Spacious and welcoming living room
- Kitchen with access to outside
- Two well-proportioned bedrooms

- Off road parking
- Nearby Hall Green School and other reputable schools
- Separate dining room
- Ground-floor bathroom
- Close to local shops, cafés and amenities

Guide Price £230,000

Tenure: Freehold

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Hazelville Road, Birmingham

DESCRIPTION

Two-Bedroom Mid-Terraced Home | Hall Green, Birmingham
Hunters Estate Agents are delighted to present this well-proportioned two-bedroom mid-terraced property, ideally situated within the popular and established residential area of Hall Green. Offering spacious accommodation across two floors, this property presents an excellent opportunity for first-time buyers, downsizers and investors seeking a home in a convenient and well-connected location.

Upon entering, you are welcomed into a generously sized living room, offering a comfortable setting for everyday living and relaxation. Leading through is a separate dining room, providing an ideal space for family dining and entertaining guests.

To the rear, the kitchen offers practical accommodation with access to the outside, while a ground-floor bathroom completes the downstairs layout. The first floor comprises two well-proportioned bedrooms, including a spacious principal bedroom and a versatile second bedroom, suitable for guests, family members or those requiring a home office.

The property enjoys a desirable position within Hall Green, benefiting from a wide selection of local shops, supermarkets, cafés and everyday amenities. Nearby Shirley and Solihull Town Centre offer further shopping, dining and leisure facilities.

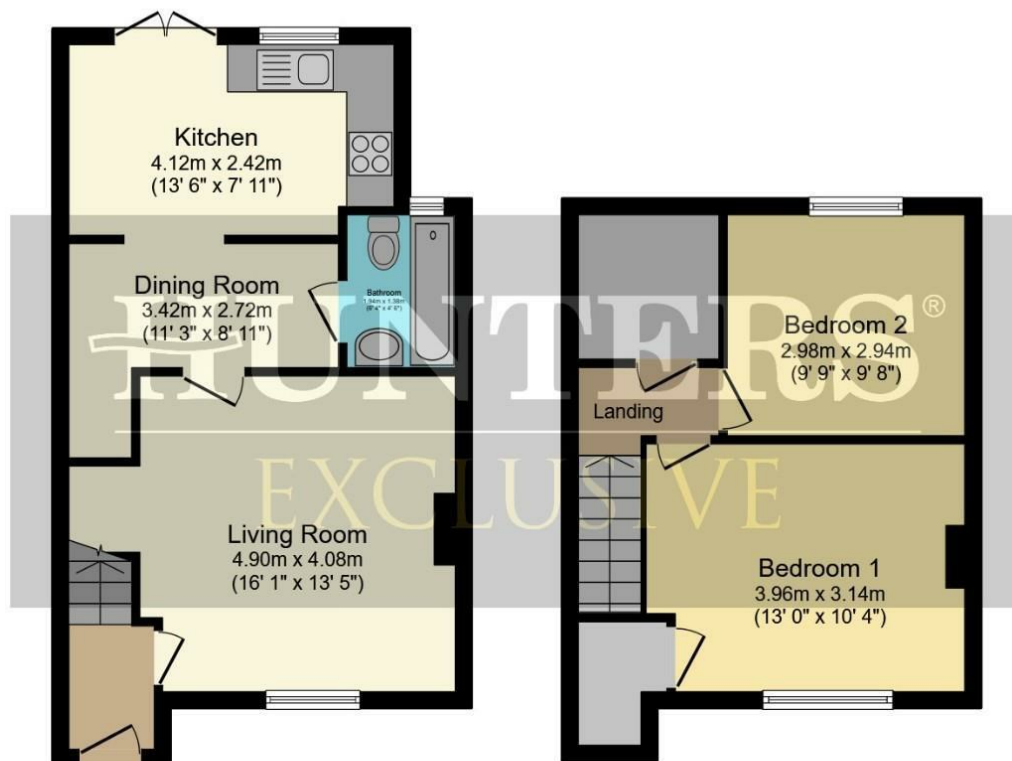
Families are well catered for with nearby schools including Hall Green School, Hall Green Junior School and Yorkmead Junior and Infant School, subject to catchment criteria.

For commuters, Hall Green and Yardley Wood railway stations provide convenient connections into Birmingham City Centre, while excellent road links offer easy access to Solihull and the surrounding areas.

Hunters Estate Agents highly recommend an internal viewing to fully appreciate the accommodation, potential and convenient location this property has to offer.



Council Tax: A



Ground Floor

First Floor

Total floor area 69.4 sq.m. (747 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Viewing

Please contact our Hunters Solihull Office on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

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Tel: 0121 709 0111 Email:

solihull@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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