



Hazelwood Road, Streetly,  
Sutton Coldfield, B74 3RP

**Offers Over £375,000**

***If you're looking for a truly unique and contemporary, future proof family home, look no further...***

We are proud to bring to market this stunningly presented and spacious three bedroom semi-detached home. Sitting perfectly on Hazelwood Road close to Foley Road West in Streetly, this property is within close distance of desirable local schools, transport links, and local amenities in the area.

The property is approached via a paved driveway with gravel area, providing ample parking space, and benefits from a gated outdoor side access to the rear. As if first impressions of this home weren't impressive enough, upon entering the property past a welcoming entrance hall and downstairs W.C, you are greeted by a stunning contemporary and spacious open plan living space.

This fantastic wow-factor room consists of all of the entertainment space you'll need in a modern home, as well as the appliances to match. There is an attractive fitted kitchen with built in dishwasher, fridge and freezer, plus a washer dryer, complimented by a wonderful quartz waterfall finish. The living area is arranged in an ideal way for a family, with an impressive amount of room and high spec decoration throughout, with a feature Le Feu Bioethanol Fireplace, along with tasteful wooden paneling and bespoke shutters.

Off the living space are French doors leading out to the social decking space with private views out to the garden.

Upstairs off the landing are three great size bedrooms, ideal for a growing family. The master bedroom faces the rear with a Juliet balcony overlooking the private garden, also with a private en-suite shower room.

The second bedroom faces the fore and also benefits from the same space and Juliet balcony overlooking the front. There is also a family size bathroom with shower over bath, wash hand basin, and W.C.

Outside to the rear is a low maintenance beautiful garden, with a social decking area currently being partly used to house a Jacuzzi, and steps up to an artificial lawn with further decking areas and private fenced enclosure.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D.

Services Connected: Gas/electric/water/drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464 or via [Streetly@paulcarrestateagents.co.uk](mailto:Streetly@paulcarrestateagents.co.uk)



### **Ground Floor Accommodation**

Entrance Hall 5' 9" x 3' 9"  
(1.75m x 1.15m)

Downstairs W.C. 5' 9" x 3' 4"  
(1.76m x 1.02m)

Open Plan Living/Kitchen/Dining Area 24' 5" x 17' 0"  
(7.43m x 5.17m)

### **First Floor Accommodation**

Bedroom One 13' 7" x 8' 4"  
(4.13m x 2.53m)

En-suite 4' 10" x 4' 3"  
(1.48m x 1.30m)

Bedroom Two 13' 7" x 8' 4"  
(4.13m x 2.53m)

Bedroom Three 12' 8" x 10' 4"  
(3.85m max, 2.91 min x 3.16m max, 2.28 min)

Bathroom 7' 9" x 5' 11"  
(2.37m x 1.80m)



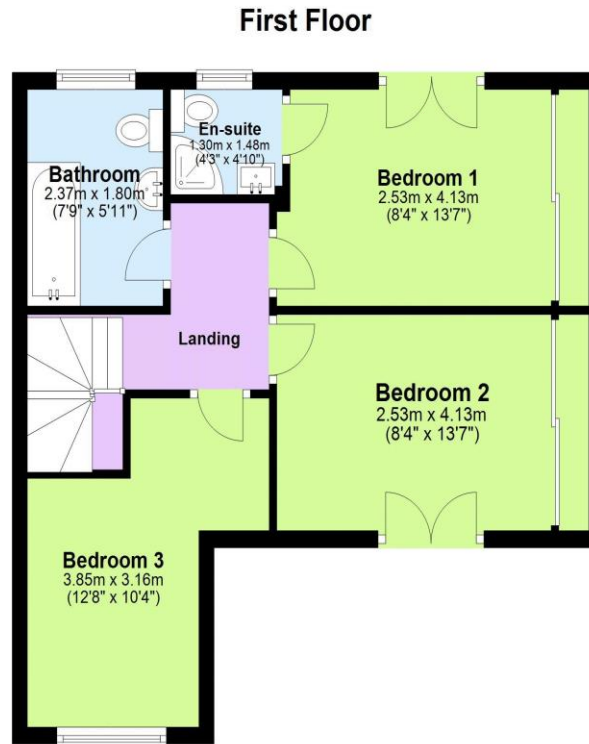






# Floor Plan

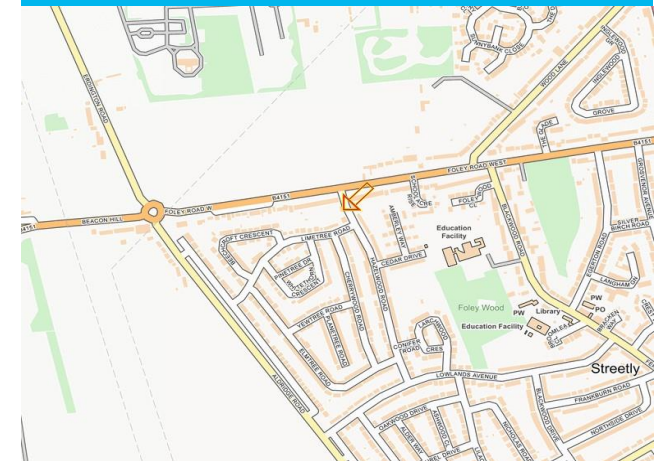
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location









### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: TBC