



**Hazeldene Road  
Birmingham  
West Midlands  
B33 0QG**

**Offers in Excess of £179,000**

**bettermove**

# Hazeldene Road

## Birmingham

Bettermove are proud to present this 2 bedroom semi-detached house in the sought after area of Marston Green, Birmingham available with no forward chain. This property has recently undergone refurbishment and is ready to move into immediately.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway. The council tax band is A. This property is of Non-standard Construction.

The interior of this beautifully presented property comprises a spacious and open plan living room with dining area, modern fitted kitchen on the ground floor. The first floor consists of 2 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

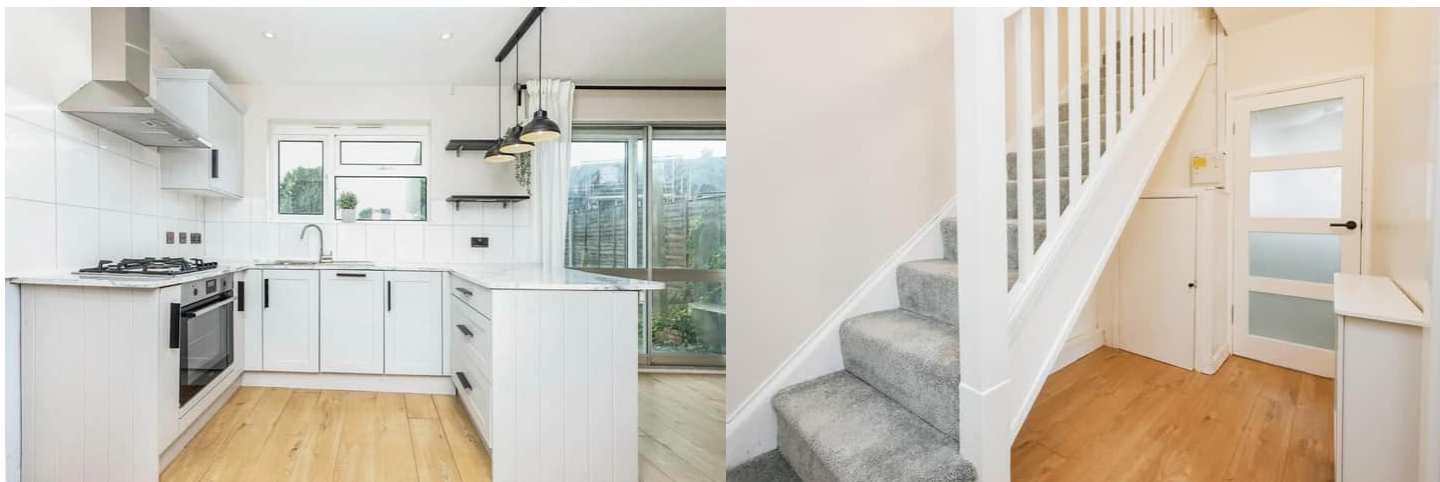
Located in the popular residential area of Birmingham, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Marston Green Train Station, the M42 and many local bus routes proving easy access into Birmingham city centre.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>50</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	





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