



**12 Hazeltree Drive, Mere Green, Sutton Coldfield, West Midlands,
B75 5DE**



The best of both worlds - privacy & access'

Exclusive gated development of just five luxury detached family homes surrounded by beautiful secluded garden areas, providing privacy, peace and quiet, safety and security

Built by Banner Homes in 2011/12 this outstanding five bedroomed home boasts a striking position within the development and is beautifully presented

Located off Hill Village Road, only 1-2 minutes' walk to the vast range of local amenities in Mere Green

and the popular '*Mulberry Walk*' retail & leisure development

Well within catchment areas for many local excellent schools for all age groups

Surrounded by numerous travel networks, including walking distance to nearby Butlers Lane/Four Oaks Train station (Cross-City line), multiple bus routes

easily accessible to Birmingham, Lichfield, Tamworth and many road travel networks, eg, M6 toll, M42, A38

With a popular kitchen/diner/family room design, the contemporary kitchen is professionally fitted with integrated Siemens appliances, granite worktops and ceramic flooring opening up to an originally featured family area looking out to the rear garden which enjoys plenty of natural sky light and views

The lounge/living room is a great sized room, quietly located at the rear with views/access to the garden via French doors

The spacious snug/study with feature bay window to the front, could also be used as an additional dining area if desired

The first floor encompasses five double bedrooms, two with ensembles, three with fitted wardrobes and a stylish family bathroom

A fantastic opportunity for a growing family (or grandparents with visitors!) to acquire a high-quality modern, exclusive and low maintenance spacious home in a highly sought-after area



Large Entrance Hall

Snug 11' 7" x 11' 10" (3.53m x 3.60m)

Lounge/Living Room 19' 0" x 12' 6" (5.79m x 3.81m)

Kitchen/Diner 18' 10" x 13' 9" (5.74m x 4.19m)

Family Area 10' 2" x 9' 7" (3.10m x 2.92m)

Utility

Double Integrated Garage

Master Bedroom 13' 2" x 10' 8" (4.01m x 3.25m)

Ensuite

Bedroom Two 13' 10" x 11' 7" (4.21m x 3.53m)

Ensuite

Bedroom Three 11' 10" x 9' 11" (3.60m x 3.02m)

Bedroom Four 10' 2" x 9' 11" (3.10m x 3.02m)

Bedroom Five 9' 9" x 9' 3" (2.97m x 2.82m)





FLOORPLAN

Floorplan is for illustration purposes only and not drawn to scale



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location





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.





15/17 Belwell Lane, Four Oaks, Sutton Coldfield, West Midlands B74 4AA
Email: sales@exclusiveandruralhomes.co.uk
Tel: 0121 308 5511

