



Hatfield Close,
Birmingham, B23 5YL

£365,000

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Superbly located in a convenient and sought after cul-de-sac location this well proportioned four bed detached property occupies a corner plot with low maintenance garden. Accessed via a secure porch the ground floor accommodation boasts a generous lounge with separate dining room off, a fitted kitchen and utility room and a guest cloakroom. To the first floor there are four bedrooms including a master bedroom with an en-suite bathroom and a family shower room. Outside a block paved driveway offers garage access and off road parking for vehicles whilst a secure side gate leads to the rear garden. An early viewing must be undertaken in order to avoid disappointment.





Property Specification

SUPERBLY LOCATED IN SOUGHT AFTER CUL-DE-SAC
MODERN STYLE FOUR BED DETACHED PROPERTY
EN-SUITE BATHROOM AND FAMILY SHOWER ROOM
GENEROUS LOUNGE AND SEPARATE DINING ROOM
FITTED KITCHEN WITH UTILITY ROOM OFF

Porch

Hall

WC

Lounge 6.17m (20'3") max x 3.40m (11'2")

Dining Room 3.58m (11'9") x 2.76m (9'1")

Kitchen 3.58m (11'9") x 2.53m (8'3")

Utility Room 2.27m (7'5") x 2.26m (7'5")

Landing

Bedroom 1 3.58m (11'9") x 3.57m (11'8")

En-suite Bathroom

Bedroom 4 2.67m (8'9") x 1.96m (6'5")

Shower Room

Bedroom 2 3.02m (9'11") x 2.83m (9'3")

Bedroom 3 2.83m (9'3") x 2.27m (7'5")

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: 31st October 2024

Viewer's Note:

Services connected:
Council tax band: D
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

