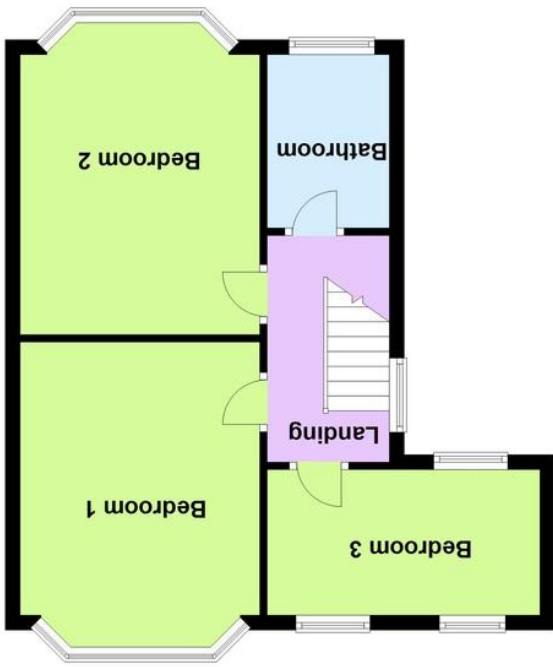
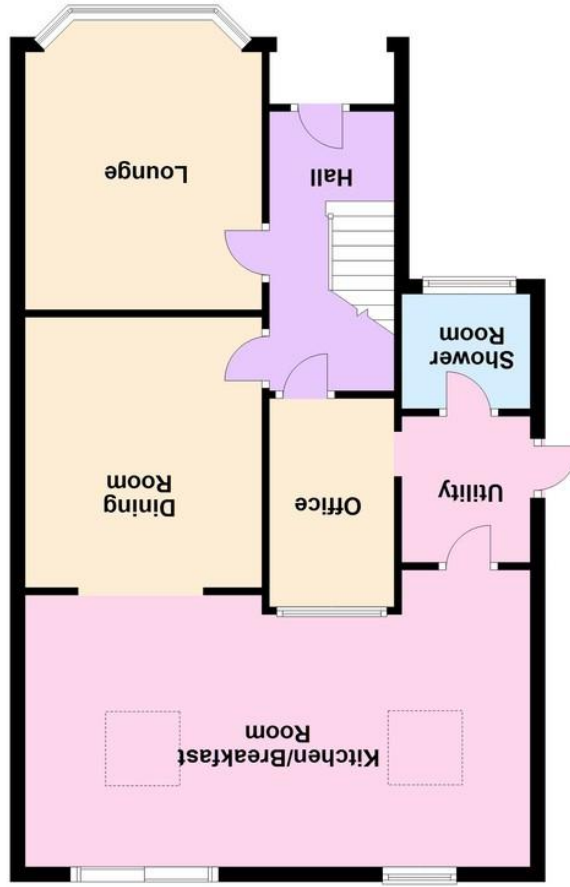


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 111.7 sq. metres (1202.4 sq. feet)
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 Plan produced using PlanUp.



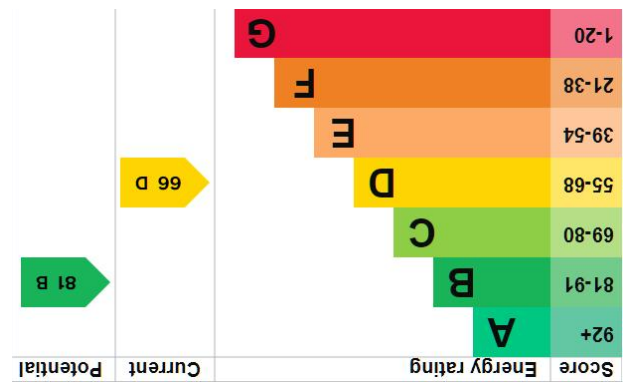
First Floor
 Approx. 42.4 sq. metres (456.4 sq. feet)



Ground Floor
 Approx. 69.3 sq. metres (746.1 sq. feet)

"How does this help me?"
LEGAL READY
 The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyancer.



Castle Bromwich | 0121 241 1100



- PRIME CORNER POSITION
- EXTENDED THREE DOUBLE BEDROOM DETACHED
- SEPARATE GARAGE
- IN AND OUT DRIVE FOR MULTIPLE VEHICLES
- DOWNSTAIRS SHOWER ROOM



Hawthorne Road, Castle Bromwich,
 Birmingham, B36 0HJ

Offers In Region Of
 £375,000

Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

What a fantastic opportunity to acquire this wonderfully presented three bedroom detached home, occupying a spacious corner position with a generous in and out driveway suitable for upto 8 vehicles situated in the prime location of Castle Bromwich. The property has been tastefully extended giving a fabulous kitchen diner with velux windows, utility and downstairs shower room, bay windows with shutters is present to the front of the property and three double bedrooms are situated on the first floor. The rear garden has multiple seating areas to capture daytime sun. Shops and local amenities are within 0.3 mile away also has good transport networks. THIS IS ONE HOME NOT TO BE MISSED, CALL Green and Company now to book your viewing for your new home.

DRIVEWAY Is block paved and tarmac having in and out access, also featuring well tended flowered area and bordered with trees and shrubs.

Entering into storm porch with Victorian style flooring and door into:-

HALL Having laminate wood effect flooring, radiator, doors to lounge, office, dining room, stairs to first floor and understairs storage,

LOUNGE 12' 8" x 10' 6" (3.86m x 3.2m) Benefitting from bay window to front with recently fitted window shutters, radiator, laminate wood effect flooring.

DINING AREA 11' 2" x 10' 6" (3.4m x 3.2m) Having laminate wood effect flooring, radiator, and open into:-

KITCHEN 22' 4" x 13' 2" max (6.81m x 4.01m) Where do I start! The kitchen has been extended and cozes style, having a 50's diner theme to it with contrasting worktop and unit combination, integrated dishwasher, inset stainless bowl, extension has six velux windows, range gas cooker with glass splash back and extractor fan, glass blocks overlooking the office, breakfast bar, feature lighting, larder cupboard, window to rear with blind, window to side, patio door, Kamdean flooring with underfloor heating system and door into:-

UTILITY 6' 8" x 6' 2" (1.98m x 1.88m) Having Kamdean flooring with underfloor heating, worktop, plumbing for washing machine, feature lighting, door to side access, open into:-

OFFICE 9' 3" x 6' 5" (2.82m x 1.96m) Comprising tiled flooring, radiator, understairs storage, feature light fitting, glass block window.

SHOWER ROOM Comprising; Kamdean flooring with underfloor heating, quadrant shower cubicle, electric shower, window to front with blind, vanity unit and wash basin, WC, heated towel rail, feature lighting and tiled walls (Two sides).

FIRST FLOOR LANDING With window to side including blind, doors to bedrooms and loft access with ladder.

BEDROOM ONE 13' 3" x 10' 6" (4.04m x 3.2m) Having bay window to rear of property, radiator and wardrobe space.

BEDROOM TWO 13' x 10' 6" (3.96m x 3.2m) Having bay window to front, desk built into bay, blind and radiator.

BEDROOM THREE 12' 11" x 6' 4" (3.94m x 1.93m) Being extended and is a double room with two windows to rear with blinds and radiator.

BATHROOM A well presented room with laminate wood effect flooring, shower attachment over bath, heated towel rail, vanity unit with wash basin, WC, corner mirrored unit, tiled walls, window to front with blind, laminated ceiling and feature light.

GARAGE (Unmeasured) Is separate and has up and over door, door to rear and workshop attached to rear. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

GARDEN Comes with lots of potential and has a selection of seating areas and benefits from lawn, block paved raised seating area with shed, swinging bench chair, and useful space to side of house currently used for laundry area.

Council Tax Band D Solihull Metropolitan Borough Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100

