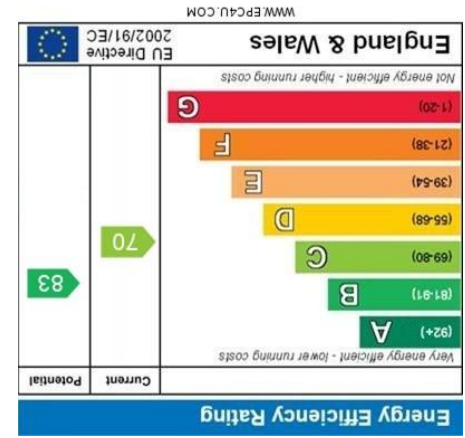


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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.  
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 Conveyer.



Boldmere | 0121 321 3991



- FOUR BEDROOM DETACHED HOME
- OFF ROAD PARKING
- BEAUTIFUL VIEWS
- LARGE REAR GARDEN
- SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES

Hawthorn Road, Wylde Green, Sutton Coldfield, B72 1ES

£600,000





## Property Description

Set in the highly sought after location of Hawthorn Road, this wonderful four bedroom detached home is not to be missed. This property benefits from being close to local amenities and having fantastic transport links. The property in brief comprises of; Entrance hallway, dining room, living room, conservatory and kitchen whilst upstairs has four double bedrooms and family bathroom with separate wc. Please call us now to book your viewing!

**ENTRANCE HALL** 14' 4" max x 9' 4" max (4.37m x 2.84m) Carpeted, central heating light, radiator and double glazed window to front and access to living, dining room, kitchen and stairs leading up.

**DINING ROOM** 15' max x 11' 4" (4.57m x 3.45m) Double glazed bay window, radiator, carpeted, ceiling light and power points.

**LIVING ROOM** 11' 9" x 15' 3" (3.58m x 4.65m) Carpeted, having ceiling light, power points, radiator and sliding doors through to conservatory.

**KITCHEN** 11' 11" max x 14' 2" max (3.63m x 4.32m) Having a range of wall and base units, ceiling light, cooker, electric hob, sink, double glazed window.

**CONSERVATORY** 10' 9" x 11' 8" (3.28m x 3.56m) Tiled flooring, double glazed windows and French door leading out to the back garden.

**FIRST FLOOR LANDING** 14' 5" x 9' 3" max (4.39m x 2.82m) Having access to all bedrooms, bathroom and separate wc.

**BEDROOM ONE** 12' 6" x 13' 3" (3.81m x 4.04m) Carpeted, radiator, ceiling light, double glazed window, power points and fitted wardrobes.

**BEDROOM TWO** 12' 7" x 11' 4" (3.84m x 3.45m) Carpeted, radiator, fitted wardrobes, ceiling light, power points and double glazed window.

**BEDROOM THREE** 12' 7" x 8' 6" (3.84m x 2.59m) Carpeted, radiator, ceiling light, double glazed window and power points.

**BEDROOM FOUR** 9' x 8' 1" (2.74m x 2.46m) Carpeted, ceiling light, double glazed window, radiator and power points.

**BATHROOM** Tiled throughout, having walk-in shower, wash basin, heated towel rail, ceiling spotlights, double glazed window.

**SEPARATE WC** Having low level wc and double glazed window.



**OUTSIDE** At the front of the property there is a driveway providing off road parking for multiple vehicles and at the rear is a large two tier garden with a patio area providing ample room for all garden furniture.

Council Tax Band F - Birmingham City Council

Predicated mobile phone coverage and broadband services at the property:-

Mobile coverage - voice and data available for EE, Three, O2 and Vodafone

Broadband coverage:-

Broadband Type = Standard. Highest available download speed 9 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast. Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast. Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - Virgin Media and Openreach

**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.

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