

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



**LEGAL READY**

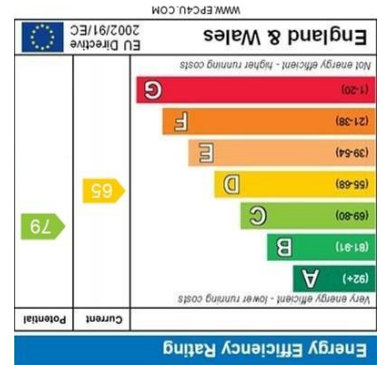
"How does this help me?"

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.

You feel free to relay this to your Solicitor or License Conveyor.



Castle Bromwich | 0121 241 1100



- EXTENDED THREE BEDROOM SEMI-DETACHED
- GARAGE WITH REMOTE DOOR
- OPEN PLAN KITCHEN DINER
- UTILITY
- WC DOWNSTAIRS
- FITTED WARDROBE TO BEDROOM TWO

Hawthorne Road, Castle Bromwich, Birmingham, B36 0HJ

Offers In Region Of  
**£340,000**



## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

Introducing this well-appointed and neutrally decorated semi-detached property, perfectly situated in a peaceful location. With strong public transport links and close proximity to nearby schools and local amenities, this family-friendly home is an ideal choice for those looking to settle into a strong local community.

Upon entering the property through the hall, you will appreciate the open-plan design, allowing for seamless flow between the reception room, kitchen, and dining area. The open-plan kitchen is not only functional but also features a convenient utility room, providing additional storage and workspace.

The property boasts three double bedrooms, each with their own unique features. Bedroom one offers an abundance of natural light, creating a bright and airy atmosphere, while bedroom two includes a fitted wardrobe for added convenience. Bedroom three impresses with its spacious layout, providing ample room for relaxation and storage.

The newly refurbished shower room offers a modern and stylish space for relaxation, ensuring a serene start to your day. The property also features a garage and multi vehicle block paved driveway, providing convenient off-road parking.

The charming garden offers a tranquil retreat, perfect for outdoor activities and entertaining. Additionally, a log burner adds a touch of warmth and character to the property, creating a cozy ambiance for those cooler evenings.

This property offers versatile living spaces that cater to the modern family's needs.

Don't miss out on this fantastic opportunity. Call Green and Company to arrange a viewing today!

Entering block paved driveway suitable for multiple vehicles in to:-

PORCH With door into:-

HALL Having stairs to first floor, understairs store, doors to lounge, reception and kitchen.

LOUNGE 12' 5" into bay x 9' 11" (3.78m x 3.02m) With bay window to front, radiator and opening into:-

SECOND LOUNGE 13' 6" x 9' 11" (4.11m x 3.02m) With oak flooring, radiator and opening to:-

KITCHEN DINER 22' 10" x 9' 8" (6.96m x 2.95m) With oak flooring, window to rear with blind, radiator with kitchen area having tiled flooring, double oven, gas hob, side window and rear window with blind, wood effect units, wine/drinks rack, country style tiling under units and opening to:-

INNER HALL With door to utility and WC.

UTILITY With tiled flooring, plumbing for washing machine, worktop and door to side access.

WC With wash basin and WC.

FIRST FLOOR LANDING With loft access including ladder and doors to bedrooms and shower room.

BEDROOM ONE 12' 5" into bay x 9' 11" (3.78m x 3.02m) With bay window to front and radiator.

BEDROOM TWO 13' 6" x 10' max x 8' 1" to wardrobe (4.11m x 3.05m max 2.46m to wardrobe) With window to rear, fitted wardrobe, blind and radiator.

BEDROOM THREE 13' 11" max 6' 7" min x 13' 3" max x 7' 3" min (4.24m max 2.01m min x 4.04m max 2.21m min) Being extended with wardrobe space, radiator and two windows to front.

SHOWER ROOM Recently refitted with offset quadrant cubicle, mixer shower, marble effect panel, vanity unit and back to wall WC with wood effect units, tiled flooring and tiled walls and window to rear.

GARAGE 16' x 7' 11" (4.88m x 2.41m) With remote garage door, boiler, electric and gas meter and electric points. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

REAR GARDEN Is a spacious area with bar, patio with Indian sand stone, pathway, lawn, shed, pergola, electric point and outside tap, side access with lighting and covered roof.

Council Tax Band D Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.

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

Broadband coverage -

Broadband Type = Standard Highest available download speed 14Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 70Mbps. Highest available upload speed 20Mbps.

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

Networks in your area - Virgin Media, Openreach

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

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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