

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



**LEGAL READY**

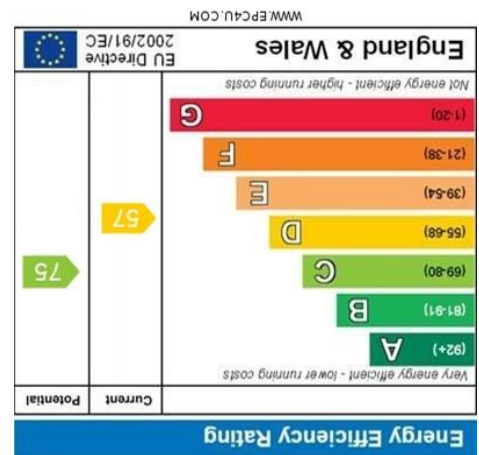
"How does this help me?"

The motivated vendor of this property has required their solicitor with all the paperwork 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 Conveyer.



Castle Bromwich | 0121 241 1100



- THREE BEDROOM SEMI DETACHED
- CONSERVATORY
- MODERN KITCHEN WITH RANGE COOKER
- DUAL ASPECT LOUNGE DINER
- GARAGE

Hawthorne Road, Castle Bromwich, Birmingham, B36 0HJ

Offers In Excess Of  
 £300,000





## Property Description

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

What a fantastic opportunity to acquire this three bedroomed semi detached home situated in the ever popular Hawthorne Road. Situated within 0.2 mile of local shops and amenities and offers spacious living. Very well presented with generous open plan lounge diner with bay window, fabulous conservatory opening to modern style kitchen with range cooker, three bedrooms, two with fitted wardrobes, crisp bathroom, well tendered garden and generous garage. You do not want to miss this home. Call Green and Company now to arrange your viewing.

Spacious block paved driveway with ample parking for multiple vehicles, porchway leading into:-

**HALL** With vinyl wood effect flooring, feature radiator, stairs to first floor, understairs store and doors to lounge and kitchen.

**LOUNGE DINING** 25' into bay x 9' 10" (7.62m x 3m) Being spacious in nature and offering bay window with blinds, laminate flooring, radiator, gas fire (log burner effect), wall lighting and patio doors.

**KITCHEN** 13' 3" x 8' 7" (4.04m x 2.62m) With vinyl geometric style flooring, modern units, inset bowl and drainer, window to rear with blinds, range cooker, breakfast station, feature radiator, and feature lighting.

**CONSERVATORY** 16' 9" x 11' 5" (5.11m x 3.48m) Open from kitchen and patio doors from lounge, benefitting laminate flooring, perfect fit blinds to windows and French doors, two radiators and spotlighting.

**FIRST FLOOR** Is accessed by stairs with refitted glass feature bannister, window to side with blinds.

**BEDROOM ONE** 12' 3" into bay x 7' 11" to wardrobe (3.73m x 2.41m) Benefitting bay to front with blinds, fitted wardrobes and radiator.

**BEDROOM TWO** 12' 11" x 7' 11" (3.94m x 2.41m) With bay style window to rear with perfect fit blinds, fitted wardrobes, radiator and wall lights.

**BEDROOM THREE** 6' 8" x 7' (2.03m x 2.13m) With triangle window to front with blinds and radiator.

**BATHROOM** Offers tiled floor, tiled walls, bath, WC, wash basin, window to rear with blinds, spotlights, heated towel rail and electric shower over bath with screen.

**GARAGE** 16' x 10' 8" (4.88m x 3.25m) With door from garden, front garage up and over door and lighting. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**GARDEN** Is well maintained and tendered with decked patio area, shaped lawn with tree and shrubby borders.

Council Tax Band C Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property. Mobile coverage - voice likely available for Three, O2, Vodafone, limited for EE and data likely available for Three, O2, Vodafone, limited for EE

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

Broadband Type = Superfast Highest available download speed 63Mbps. Highest available upload speed 19Mbps.

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

Networks in your area - Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

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.

**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. 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