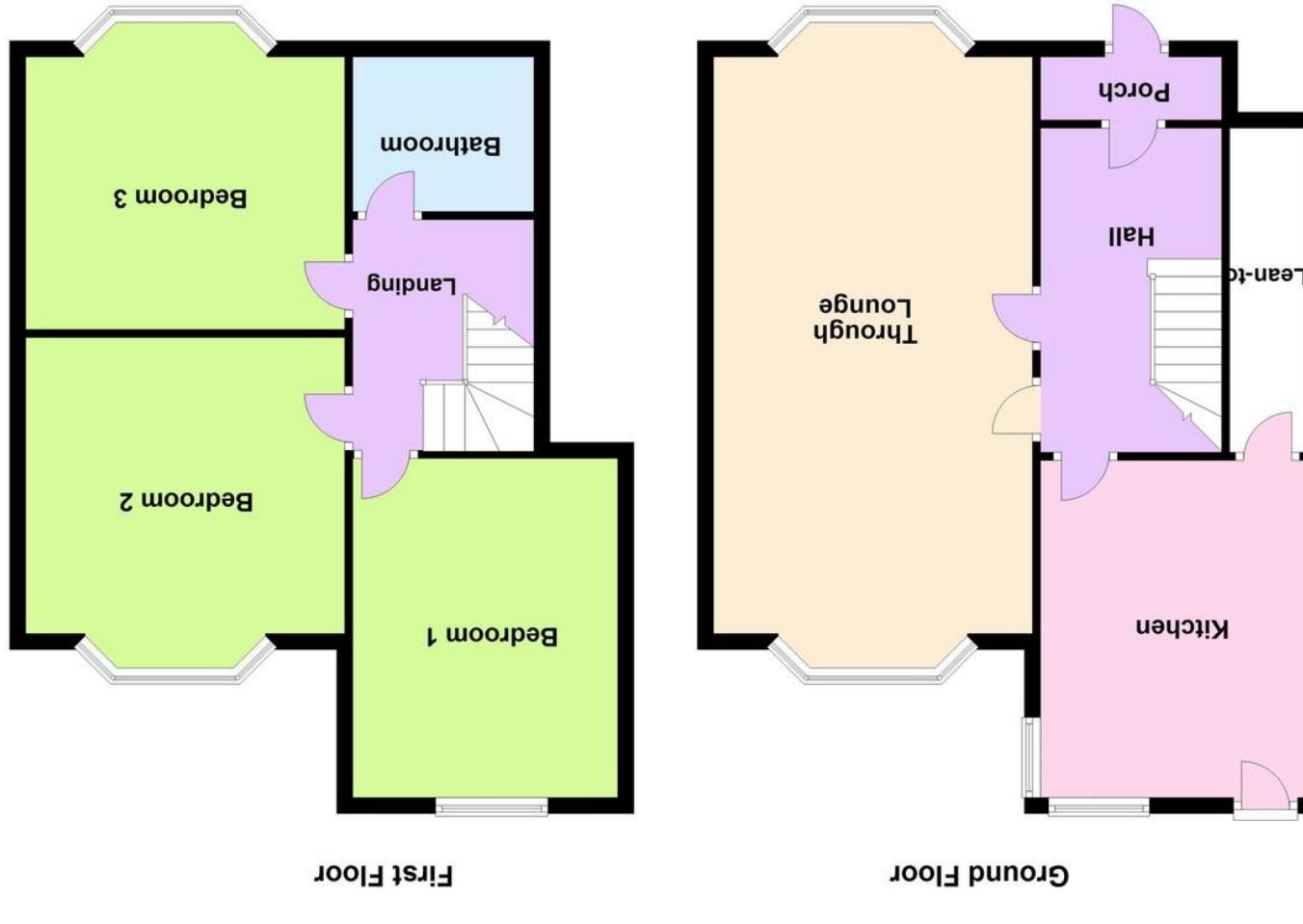
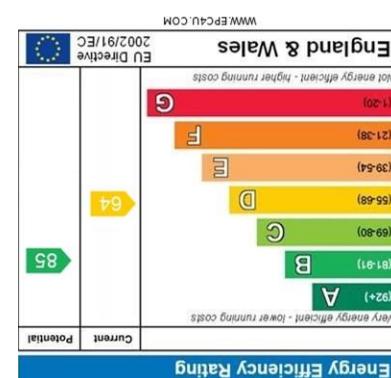


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



Please feel free to relay this to your Solicitor or Licensee Doneyee.
Therefore we recommend that you register with our website or email us for updates.
Please note that the EPC must be presented within 21 days of initial marketing of the property.
Please note that on occasions 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.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing



Great Barr | 0121 241 4441

 **green**
& company



- BEAUTIFUL SEMI DETACHED FAMILY HOME
- DOUBLE STOREY EXTENSION
- GLASS VERANDA
- BEAUTIFULLY LANDSCAPED GARDEN
- DRIVEWAY



Hawthorn Road, Great Barr, Birmingham, B44 8QS

Offers Over £280,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Presenting an immaculate semi-detached property for sale, equipped with a host of modern features and conveniences. With a well-thought-out layout, the property boasts one reception room, a modern kitchen, three bedrooms, and a single bathroom.

The reception room is an open-plan area, flooded with natural light from large windows that offer a delightful view of the beautiful garden. This space is perfect for relaxing or entertaining, and seamlessly connects with the rest of the ground floor.

The kitchen is a culinary enthusiast's dream, complete with modern appliances, chic wood countertops, and a built-in fridge/freezer. It also has a dedicated dining space, making it a perfect mealtime hub for families or couples.

On the first floor, you'll find three double bedrooms, all featuring built-in wardrobes. These rooms are spacious, well-lit, and ideal for restful nights or quiet afternoons.

The bathroom is a modern sanctuary, complete with a free-standing shower, providing a spa-like experience right at home.

The property's unique features include a beautiful garden, perfect for outdoor activities or leisurely days in the sun. A glass veranda provides a delightful spot to enjoy the outdoors, while the double storey extension adds valuable living space.

PORCH With door into:-

HALLWAY Having ceiling light point, radiator, laminate flooring, window and doors to:-

THROUGH LOUNGE 27' 0" x 11' 0" (8.23m x 3.35m) Having laminate flooring, bay windows to front and rear, two ceiling light points, two radiators and fireplace.

KITCHEN 16' 0" x 8' 10" (4.88m x 2.69m) Having tiled flooring, two ceiling light points, wall and base units, windows to rear and side, electric oven, gas hob and extractor fan, built in fridge/freezer, space for washing machine, sink, door to lean to and kitchen island.

LANDING Having ceiling light point and doors to bedrooms and bathroom.

BEDROOM ONE 16' 6" x 9' 0" (5.03m x 2.74m) Having window to rear, ceiling light point, fitted wardrobes and radiator.

BEDROOM TWO 13' 10" x 9' 10" (4.22m x 3m) Having ceiling light point, bay window to rear, laminate flooring, fitted wardrobes and radiator.

BEDROOM THREE 12' 6" x 11' 0" (3.81m x 3.35m) Having fitted wardrobes, bay window to front, ceiling light point and radiator.

BATHROOM 6' 6" x 6' 0" (1.98m x 1.83m) Having tiled flooring, shower cubicle, WC, vanity wash hand basin with cupboards, spot lights and tiled splash backs.

OUTSIDE To the rear is a garden with decked area, glass veranda, lawn, trees, borders for plants and shrubs, pond, metal shed.



Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property. Mobile coverage - voice available likely for EE, Three, O2, Vodafone and data available likely for EE, Three, O2, Vodafone. Broadband coverage - Broadband Type = Standard Highest available download speed 6Mbps. Highest available upload speed 0.7Mbps. Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps. Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100Mbps. Networks in your area - Virgin Media, Openreach

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.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)