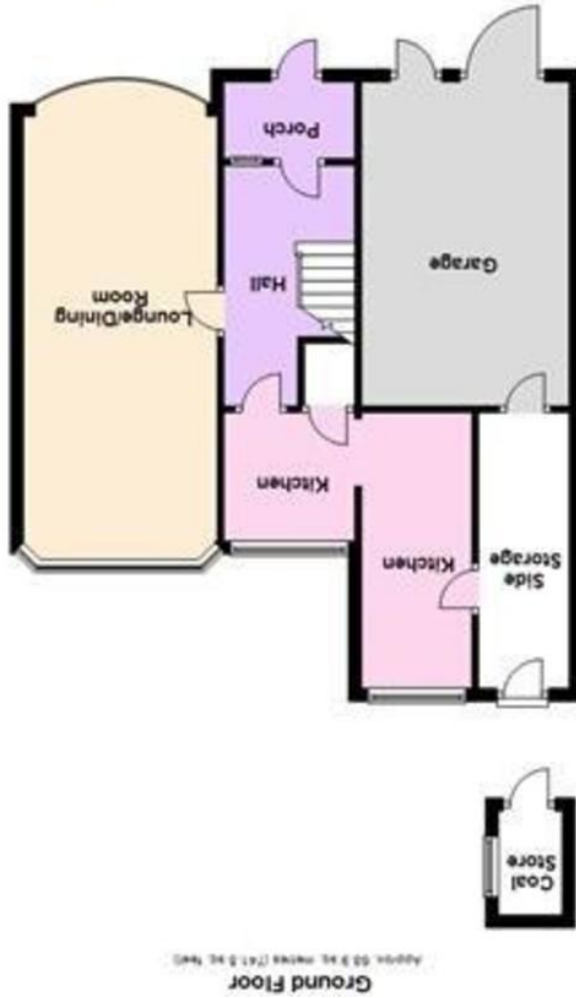
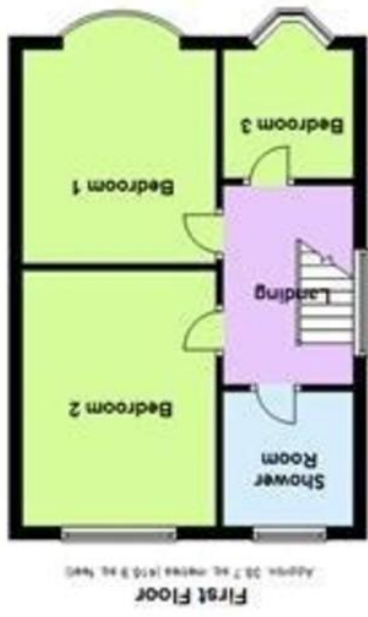


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 107.6 sq. metres (1158.4 sq. feet)
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS.
 Plan provided for your information only.



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 Conveyor.

Castle Bromwich | 0121 241 1100



- THREE BEDROOM SEMI DETACHED
- COAL STORE
- EXTENDED KITCHEN
- DUAL ASPECT LOUNGE DINER
- GARAGE
- WARDROBES TO THREE BEDROOMS



Hawthorne Road, Castle Bromwich,
 Birmingham, B36 0HJ

£300,000



Property Description

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. In need of some modernisation but offers great potential with generous open plan lounge diner with bay window, extended kitchen with utility area, three bedrooms with wardrobes, shower room, well tended 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 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, radiator, window to rear.

KITCHEN 14' 1" max 5' 8" min x 6' 8" max 6' 7" min (4.29m max 1.73m max x 2.03m max 2.01m min) With sink, window to rear with blind, pantry cupboard, washing machine, dishwasher, wall and base units, door to side entry, boiler.

FIRST FLOOR Is accessed by stairs, window to side.

BEDROOM ONE 12' 3" to bay x 9' 11" to wardrobe (3.73m x 3.02m) Benefitting bay to front, fitted wardrobes, radiator.

BEDROOM TWO 13' 7" x 9' 11" (4.14m x 3.02m) With window to rear, fitted wardrobes, radiator.

BEDROOM THREE 6' 8" x 5' 2" (2.03m x 1.57m) With triangle window to front, radiator and wardrobe.

BATHROOM Offers WC, wash basin, back to wall furniture, window to rear, cubicle with mixer shower, half tiled walls, airing cupboard.

GARAGE 16' x 10' 8" (4.88m x 3.25m) With door from side storage, double and single door to front, lighting and shelving.

GARDEN Is well maintained and tended with paved patio area, trees and shrubbery, also with useful coal store.

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, limited for EE, O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1Mbps.
 Broadband Type = Superfast Highest available download speed 76Mbps. 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

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.

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.

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 PDF format

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WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100

