



9 HASTINGS CLOSE, WYTHALL, B47 6AW **OFFERS IN EXCESS OF £290,000**

- HALLWAY
- MODERN FITTED KITCHEN
- MASTER BEDROOM WITH EN SUITE
- MODERN BATHROOM
- FRONT DRIVEWAY
- GUEST CLOAKS WC
- LOUNGE DINER
- TWO FURTHER BEDROOMS
- REAR GARDEN
- VIEWING ESSENTIAL

A very well presented modern semi detached house on the popular Parklands development in Wythall built by Miller homes to the Hawthorne design which was substantially upgraded by the developer.

The property is located close to primary schooling at Meadow Green Infant and Junior School in Wythall and senior schooling at Woodrush Academy in Shawhurst Lane, Hollywood. (Education facilities are subject to confirmation from the Education Department).

Drakes Cross Parade offers a selection of local shops and services and is found directly on the Alcester Road just a short distance away. Local doctors are available both in Wythall and Hollywood.

Set in a quiet cul de sack back from the road via a tarmacadam front driveway leading to a composite front door opening into the

HALLWAY

Having stairs rising to the first floor accommodation, ceiling light point, central heating radiator and doors to the modern kitchen, lounge diner and

GUEST CLOAKS WC

Having low level WC, wash hand basin, recessed ceiling spot lights and UPVC double glazed window to the front

MODERN FITTED KITCHEN

10'6" x 7'6" (3.20m" x 2.29m")



Having a modern range of wall and base units with work surfaces over with matching up stands incorporating sink and drainer with mixer tap, four ring gas hob with extractor over, eye level double oven, integrated dishwasher, fridge and freezer, space for washing machine, recessed ceiling spot lights, central heating radiator and UPVC double glazed window to the front

LOUNGE DINER

16'8" x 14'11" max (5.08m" x 4.55m" max)



Having two ceiling light point, two central heating radiators, storage cupboard and UPVC double glazed window and french doors to the rear garden



LANDING

Having ceiling light point, loft access and doors to master bedroom with en suite, two further bedrooms and modern bathroom

MASTER BEDROOM
11'5" x 10'6" (3.48m" x 3.20m")

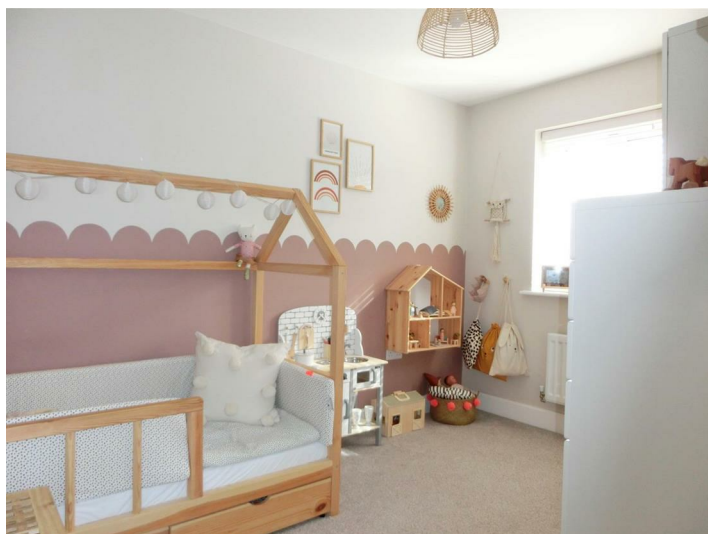


Having ceiling light point, central heating radiator, UPVC double glazed window to the front and door into the

EN SUITE

Having shower enclosure, low level WC, wash hand basin, ceramic wall and floor tiles, recessed ceiling spot lights, heated towel rail and UPVC double glazed window to the front

BEDROOM 2
10'10" x 7'9" (3.30m" x 2.36m")



Having ceiling light point, central heating radiator and UPVC double glazed window to the rear

BEDROOM 3
7'4" x 6'10" (2.24m" x 2.08m")

Having ceiling light point, central heating radiator and UPVC double glazed window to the rear

MODERN BATHROOM



Having panelled bath with shower over and glazed side screen, low level WC, wash hand basin, ceramic wall and floor tiles, recessed ceiling spot lights and heated towel rail

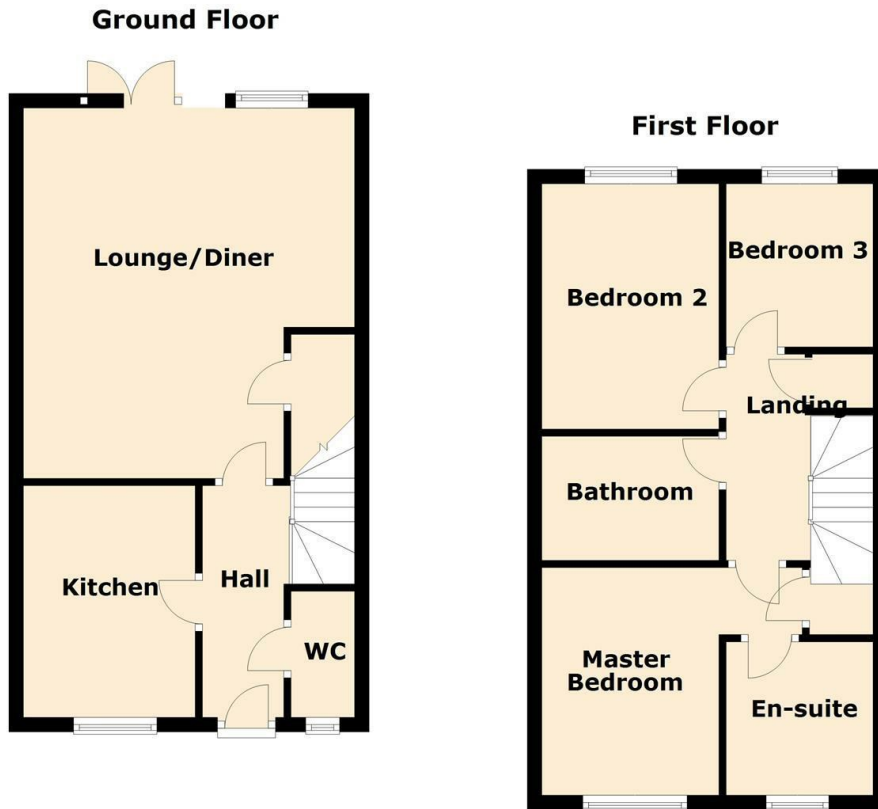
REAR GARDEN



Being a particularly pleasant feature of this property with paved patio area, shaped lawn, brick footpath to rear gravel patio timber shed, gated side access and fencing to boundaries

Floor Plan

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



FLOOR PLAN Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

TENURE We are advised that the property is Freehold but as yet we have not been able to verify this, there is a charge for upkeep of surrounding areas which is to be confirmed by the seller.

PLANNING PERMISSION AND BUILDING REGULATIONS Purchasers must satisfy themselves as to whether planning permission and building regulations were obtained and adhered to for any works carried out to the property.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

THE CONSUMER PROTECTION REGULATIONS The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

PROPERTY TO SELL? If in order to purchase this property you wish to sell your existing home, please do not hesitate to contact Pat Gilbert on 01564 826555 who would be pleased to discuss its current market value, our fees and services with you.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | 96 |
| (92 plus) | A | | |
| (81-91) | B | 83 | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |