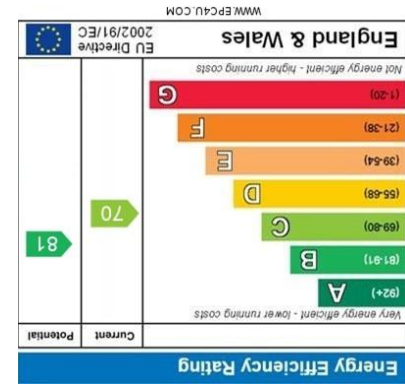


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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 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.



Boldmere | 0121 321 3991



- BEAUTIFULLY PRESENTED DETACHED HOME
- SOUGHT AFTER RESIDENTIAL LOCATION
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- LARGE REAR GARDEN WITH STUNNING VIEWS

Hawthorn Road, Wylde Green,  
Sutton Coldfield, B72 1ES

£550,000

## Property Description

NEW TO MARKET is this immaculate detached property that is perfect for families looking for a peaceful home in a desirable location. With three bedrooms, it offers ample space for comfortable living. The master bedroom comes with built-in wardrobes, providing plenty of storage options. This room is perfect for unwinding after a long day, offering a peaceful retreat. The property boasts two reception rooms, ideal for entertaining guests or creating separate living spaces for different purposes. The well-maintained garden is a unique feature of this property, providing a serene and inviting outdoor space for relaxing and enjoying the beautiful view. Located in close proximity to local amenities, this property offers convenience and easy access to essential services. You'll find everything you need within a short distance, making daily tasks a breeze. Don't miss the opportunity to make this detached property your new home. Contact us today to arrange a viewing and experience the charm and elegance it has to offer.

**HALL** 12' 9" x 7' (3.89m x 2.13m) Having coving to ceiling, staircase to first floor, timber effect floor, radiator, door into cloaks cupboard and door into kitchen and lounge.

**DINING ROOM** 13' 11" x 13' 5" (4.24m x 4.09m) Having a double glazed bay window to front, coving to ceiling, radiator, timber effect floor and sliding doors into the lounge.

**LOUNGE** 14' 3" x 13' 4" (4.34m x 4.06m) Having double glazed patio doors to rear, coving to ceiling, radiator, ceiling light and power points.

**KITCHEN** 10' 10" x 8' 1" (3.3m x 2.46m) Having a range of wall and base units, contrasting work surface, tiling to splashback, one and a half bowl sink and drainer, tiled floor, four ring gas hob, electric oven underneath, integrated washing machine, radiator, ceiling lights and power points.

**CONSERVATORY** 11' x 7' 5" (3.35m x 2.26m) Having double glazed windows to rear and sides, double doors into rear garden and tiled flooring.

**UTILITY** 8' x 6' 5" (2.44m x 1.96m) Having double glazed window to side, double glazed door and door into boiler cupboard.

**GARAGE** 16' 8" x 10' 11" (5.08m x 3.33m)

**LANDING** Providing access to all three bedrooms and Shower room.

**BEDROOM ONE** 14' 5" x 11' 6" (4.39m x 3.51m) Having double glazed window to rear offering amazing views, mirrored fronted wardrobes to side, radiator, ceiling light and power points.

**BEDROOM TWO** 14' x 13' 5" (4.27m x 4.09m) Having a double glazed bay window to front, radiator, built-in wardrobes, ceiling light and power points.

**BEDROOM THREE** 7 min' x 11' 2" (2.13m x 3.4m) Having double glazed window, radiator, ceiling light, power points and door leading into storage cupboard.

**SHOWER ROOM** 8' 5" x 8' 2" (2.57m x 2.49m) Having a double sized wet and dry shower cubicle, low level w.c., wash basin, tiling to walls, coving to ceiling, ladder style radiator/towel rail, double glazed window and ceiling spotlights.

**OUTSIDE** To the rear is a spacious garden providing a serene and inviting outdoor space for relaxing and enjoying the beautiful view.

Council Tax Band E Birmingham City 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 8 Mbps. Highest available upload speed 0.9Mbps.  
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.  
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220Mbps.  
Networks in your area - Virgin Media, Openreach

**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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