

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

018AFF360  
 standard.  
 Calculations are based on RICS IPMS 3C  
 plan is for illustrative purposes only.  
 While every attempt has been made to  
 ensure accuracy, all measurements are  
 approximate, not to scale. This floor  
 plan is for illustrative purposes only.  
 (1) Excluding balconies and terraces  
 Approximate total area  
 1179.4 ft<sup>2</sup>



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.

Boldmere | 0121 321 3991



- FOUR BEDROOM DETACHED HOUSE
- SOUGHT AFTER LOCATION
- QUIET CUL DE SAC
- GREAT TRANSPORT LINKS
- DRIVEWAY PROVIDING OFF ROAD PARKING

Hawthorn Brook Way, Birmingham, B23 5LF

£400,000



## Property Description

This four bedroom detached property, currently listed for sale, is a perfect family home. Painted in soft, neutral colours, the interior of this house provides a calming and relaxing environment. The home features a single, spacious reception room, making it an ideal space for family gatherings and quality time. The natural light pouring in through the windows creates a welcoming atmosphere that is sure to make guests feel at home. The property boasts an open-plan kitchen, complete with a central island and a dining area. The kitchen is both practical and stylish, providing plenty of room for cooking and dining in comfort. There are four generously sized bedrooms in the property, with the master bedroom featuring an en-suite for added convenience. The master bedroom benefits from plenty of natural light, creating a bright and airy space to relax in. One of the main selling points of this property is its fantastic location. It is situated in a quiet cul de sac, making it perfect for those who appreciate the peace and tranquillity. Furthermore, it is conveniently located near public transport links, local amenities, and schools, adding to the appeal for families.

All in all, this neutrally decorated, detached property is a fantastic purchase opportunity for families seeking a peaceful yet well-connected home. It's a place where comfort meets convenience, and where you can truly feel at home.

Give us a call now to book your viewing!

**ENTRANCE HALL** Providing access to living areas and stairs leading off.

**LIVING ROOM** 15' 5" x 13' 7" (4.7m x 4.14m) Carpeted and having double glazed bay window, radiator, ceiling light and power points.

**OPEN PLAN KITCHEN/DINER** 10' 10" x 25' (3.3m x 7.62m) Having a range of wall and base units, kitchen island, cooker, gas hob, double glazed window, double glazed sliding door, radiator, ceiling light and power points.

**WC** 5' 10" x 2' 6" (1.78m x 0.76m) Having low level wc, wash basin and ceiling light.

**CONSERVATORY** 8' 1" x 7' 11" (2.46m x 2.41m)

**GARAGE** 8' 6" x 8' 2" (2.59m x 2.49m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**LANDING** Providing access to all four bedrooms and family bathroom.

**BEDROOM ONE** 12' 9" x 11' 1" (3.89m x 3.38m) Carpeted and having double glazed window, radiator, ceiling light and power points.

**EN SUITE** 4' 6" x 6' (1.37m x 1.83m) Having walk in shower, low level wc, wash basin and ceiling light.

**BEDROOM TWO** 10' 5" x 8' 2" (3.18m x 2.49m) Carpeted and having double glazed window, radiator, ceiling light and power points.

**BEDROOM THREE** 8' 2" x 9' 7" (2.49m x 2.92m) Carpeted and having double glazed window, radiator, ceiling light and power points.

**BEDROOM FOUR** 8' 5" x 8' (2.57m x 2.44m) Carpeted and having double glazed window, radiator, ceiling light and power points.

**BATHROOM** 4' 9" x 6' 10" (1.45m x 2.08m) Having double glazed window, bath with overhead shower, low level wc, wash basin and ceiling light.



Council Tax Band D - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - limited voice and data available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 0.8 Mbps.

Broadband Type = Superfast Highest available download speed 60 Mbps. Highest available upload speed 18 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

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.

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.

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**WANT TO SELL YOUR OWN PROPERTY?**  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991