



## 21 Hawthorne Road, Castle Bromwich, B36 0HH

### Offers over £375,000

This well presented semi detached home situated in the popular area of Castle Bromwich briefly comprises porch, hallway, lounge, kitchen, conservatory, downstairs w/c, utility area, store area, three double bedrooms, family bathroom and garage. There is a driveway and garage to the front and an enclosed rear garden. This property would make an ideal family home and is close to schools, amenities and good transport links. CALL NOW TO VIEW !!



## Approach

Block paved driveway to front.

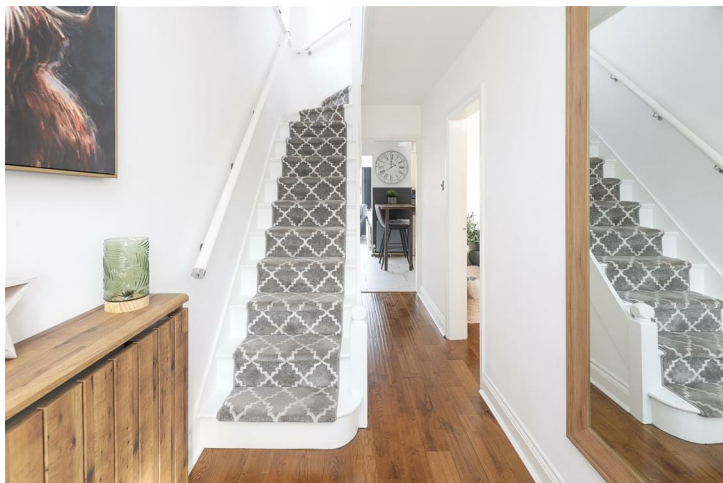


## Porch

Double glazed door to front, double glazed windows to front and side and wall light point

## Hallway

Stairs to first floor accommodation, under stairs storage cupboard, radiator and ceiling light point.



## Lounge

10'10 x 17'03 max into bay (3.30m x 5.26m max into bay)

Double glazed bay window to front, radiator and ceiling light point



## Kitchen

17'03 x 10'10 (5.26m x 3.30m)

Having matching wall base and drawer units, five ring gas hob with gas oven and cooker hood over, two integrated fridges,

dishwasher, breakfast bar, radiator, under cupboard lighting and spotlights to ceiling



## Conservatory

9'02 x 10'08 (2.79m x 3.25m)

Double glazed French doors to rear garden, double glazed windows to rear and side, radiator and ceiling light point.



## Downstairs W/C

Window to side, high level w/c and ceiling light point.



## Utility Area

Plumbing for washing machine and tumble dryer and ceiling light point.

## Storage Area

6'05 x 6'08 (1.96m x 2.03m)

Door to side, storage cupboard and ceiling light point.

## Landing

Double glazed window to side, loft access and ceiling light point.



### Bedroom One

14'04 max into bay x 10'06 (4.37m max into bay x 3.20m)

Double glazed bay window to front, radiator and ceiling light point.



### Family Bathroom

Double glazed window to rear, panelled bath with electric shower over, sink set in vanity unit, low level w/c, heated towel rail and spotlights to ceiling.



### Garage

15'01 x 7' (4.60m x 2.13m)

Double opening garage doors to front, window to side, wall mounted central heating boiler, power points and ceiling light point.

### Bedroom Two

13'08 max into bay x 10'06 (4.17m max into bay x 3.20m)

Double glazed bay window to rear, radiator and ceiling light point.

### Rear Garden

Two decked patio areas, mainly laid to lawn, gated side access and enclosed to neighbouring boundaries.



### Bedroom Three

10'10 x 8'02 (3.30m x 2.49m)

Double glazed window to front, radiator and ceiling light point.

### Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations: intending purchasers will be

required to provide proof of identification at offer stage, a sale cannot be agreed without this.

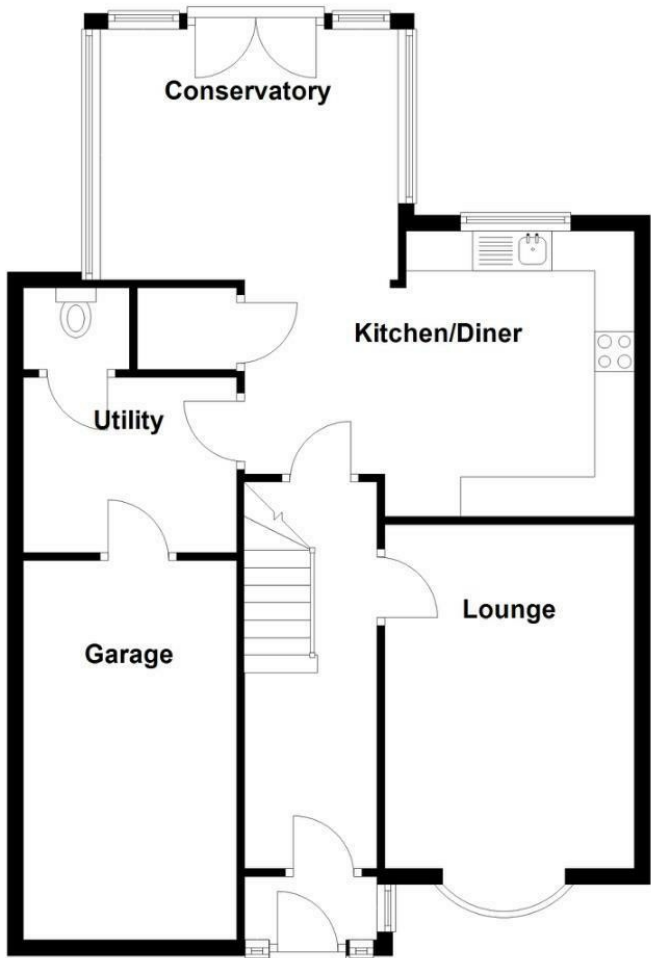
Council Tax Band - C

Epc Rating - E



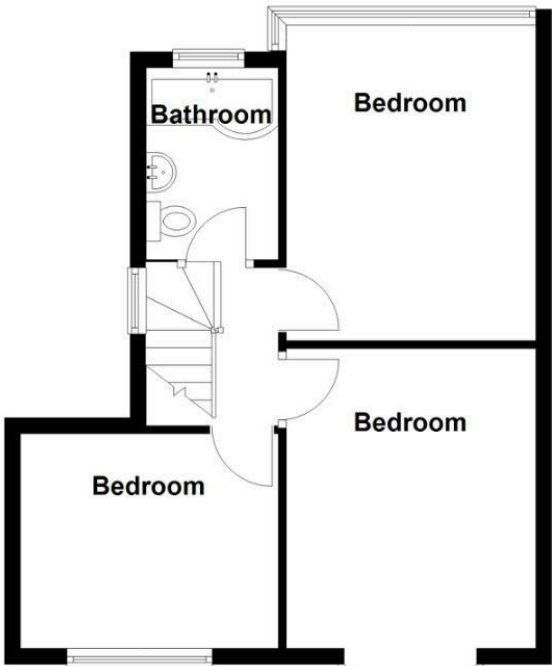
Ground Floor

Approx. 74.7 sq. metres (804.6 sq. feet)



First Floor

Approx. 42.0 sq. metres (452.5 sq. feet)



Total area: approx. 116.8 sq. metres (1257.1 sq. feet)



| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not energy efficient - higher running costs                     |         |           |
|   | 54      | 76        |
| EU Directive 2002/91/EC   |         |           |
| England & Wales   |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
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| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|   |         |           |
| EU Directive 2002/91/EC   |         |           |
| England & Wales   |         |           |

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