

for sale

offers in excess of **£190,000** Leasehold



## Hawthorne Gardens Birmingham B13 0BE

- Energy Rating: B
- \*\*LEASEHOLD 107 YEARS REMAINING\*\*
- First Floor Flat
- Two Bedrooms
- En Suite



# Property Details

## Entrance Porch

Communal Entrance via intercom.

## Entrance Hall

Stairs to all floors, door to

## Hallway

Wall mounted radiator, storage cupboard, doors to

## Open Plan Lounge / Kitchen 23' 4" x 12' 9" ( 7.11m x 3.89m )

Double glazed window to the side, double glazed window and door to the rear leading to balcony. Two wall mounted radiators, combination of wall and base units incorporating 5 ring gas hob, hood, electric oven, washing machine, dishwasher, fridge freezer, and central heating boiler.

## Bedroom 1 12' 9" MAX x 10' MAX ( 3.89m MAX x 3.05m MAX )

Door to the rear leading to balcony, two built in wardrobes, door to

## En Suite

Shower with mixer shower, low level W.C, hand was basin and wall mounted radiator.

## Bedroom 2 8' 11" x 8' 5" Plus Recess ( 2.72m x 2.57m Plus Recess )

Door to the rear leading to balcony, built in wardrobe and wall mounted radiator.

## Bathroom

Bath with over bath mixer shower, hand wash basin, low level W.C, wall mounted radiator, storage cupboard and heated towel rail.





To view this property please contact Connells on

**T 0121 443 3357**  
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BIRMINGHAM B14 7BW

Property Ref: KTH309874 - 0005

Tenure:Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2968.50

Ground Rent: 330.06

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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