



**Connells**

Hawthorn Brook Way  
Birmingham





## Property Description

A well-presented 4 bedroom detached family home in a quiet cul-de-sac location. Located close to local amenities and main transport links. In a good school catchment area for primary schools. Having entrance porch leading into a hallway, good sized family lounge, impressive open plan living kitchen family room with central island, utility area, guest WC and conservatory. On the first floor there is a main bedroom with an en-suite shower room, 3 further bedrooms and a family bathroom. There is store room/converted garage which gives access to the utility room. There is a driveway to the front and a low maintenance rear garden.

## Entrance Porch

Having double glazed door to the front, double glazed window giving access into the porch area. Internal single glazed door gives access into the entrance hallway.

## Hallway

Having door into the lounge, radiator to wall and stairs to the first-floor landing.

## Family Lounge

13' 7" MAX x 15' 4" (4.14m MAX x 4.67m)

Having double glazed window to the front, two radiators to wall, TV aerial point, feature fire place with cast-iron insert and hearth and gas fire facility, coving to ceiling and door gives access into the extended fitted kitchen.

## Open Plan Living Kitchen

24' 11" x 10' 10" (7.59m x 3.30m)

Briefly comprising an extended and refitted family kitchen, having fitted base units with square edge work surfaces over, fitted matching wall units, two double glazed windows to the rear overlooking the rear garden. Having an integrated electric double oven, integrated gas hob and built-in cooker hood with extractor fan, space for a fridge freezer, space for a dishwasher, spotlights to ceiling, feature central island with over-hang seating area and providing ample storage, laminate flooring and door off to the pantry cupboard, sliding double glazed door gives access into the conservatory and double glazed door to the side giving access into the rear garden and door gives access into the utility room.

## Utility Room

5' 10" x 4' 11" (1.78m x 1.50m)

Having base units with work surfaces over, space and plumbing for a washing machine, space and plumbing for a dishwasher, laminate flooring, decorative coving to ceiling, extractor fan, pedestrian door to the store garage and door to guest WC.

## Conservatory

8' 8" x 8' 1" (2.64m x 2.46m)

Being UVPC double glazed conservatory, double glazed window to the side and door gives access into the rear garden.

## Guest WC

Having low level flush WC, wash hand basin, extractor fan and frosted double glazed window to the side.

## First Floor Landing

Having doors to the four bedrooms and the family bathroom.

## Bedroom One

12' 9" x 11' 1" (3.89m x 3.38m)

Having double glazed window to the front, radiator to wall, built-in double wardrobes and door gives access into the en-suite shower room.

## En-Suite Shower Room

Having frosted double glazed window to the side, shower cubicle with rainfall shower, low level flush WC, vanity wash hand basin with cupboard under and extractor fan.

## Bedroom Two

10' 6" x 8' 2" (3.20m x 2.49m)

Having double glazed window to the front and radiator to wall.

## Bedroom Three

8' 6" x 8' 1" (2.59m x 2.46m)

Having double glazed window to the rear and radiator to wall.

## Bedroom Four

9' 9" x 8' 9" MAX (2.97m x 2.67m MAX)

Having double glazed window to the rear and radiator to wall.

## Outside Front

Having double driveway providing ample off road parking, gated side access into the rear garden and the store garage.

## Store Garage

The store garage provides ample storage and has a pedestrian door that leads into the utility room.

## Rear Garden

Having fencing to perimeter, garden laid to lawn. patio area and having space for a shed.



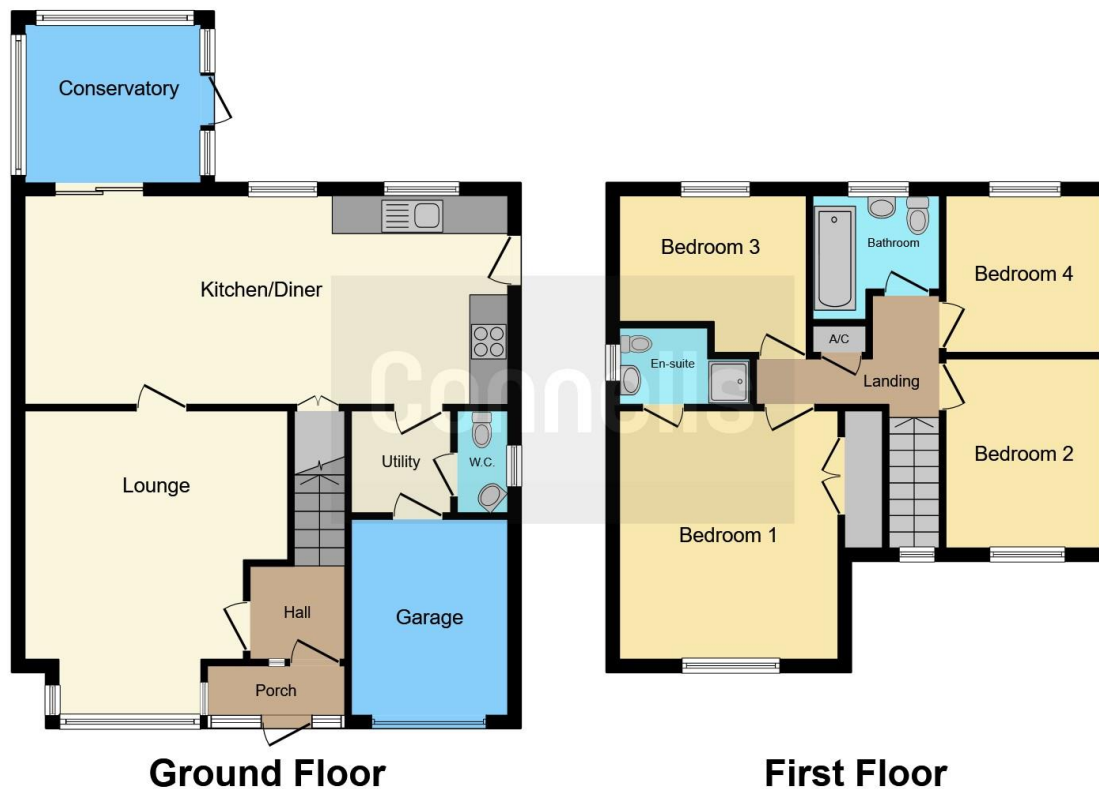












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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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Property Ref: SCO310433 - 0007