

property details **approval form**

32 Hawker Drive, Birmingham, West Midlands, England, B35 7EG

Date: 25 November 2025

Property Ref and Version: CAB111954 - 0003

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property, we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£190,000

Tenure: Freehold

>> **key features**

- > SEMI DETACHED
- > THREE BEDROOMS
- > TWO RECEPTION ROOMS
- > CONSERVATORY
- > DOWNSTAIRS WC
- > DOUBLE GARAGE
- > FREEHOLD
- > NO CHAIN
- > EPC Rating: D

>> **short description**

*** DO NOT MISS OUT *** SEMI DETACHED *** THREE BEDROOMS *** TWO RECEPTION ROOMS *** DOUBLE GARAGE ***
FRONT AND REAR GARDEN *** CONSERVATORY *** KITCHEN *** BATHROOM *** POPULAR RESIDENTIAL LOCATION ***
*** CALL SHIPWAYS TO VIEW ***

>> **long description**

£190,000 - Three Bedroom Semi-Detached Home

Two Reception Rooms * Conservatory * Double Garage & Rear Parking

Situated in an excellent location, this spacious three-bedroom semi-detached home offers fantastic potential for families, first-time buyers, or investors. The property boasts two generous reception rooms, a fitted kitchen, and a convenient downstairs WC.

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A bright conservatory provides additional living space and leads out to the rear garden, perfect for entertaining or relaxing. Upstairs, you'll find three well-proportioned bedrooms and a modern family bathroom.

The property further benefits from rear parking and a double garage, offering ample storage or workshop potential, along with both front and rear gardens.

A superb opportunity in a sought-after area-early viewing is strongly recommended.

>> **directions**

>> **Agent Note**

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>> room description

Approach

Garden and path leading to front door

Entrance Hall

White UPVC Front door, Ceiling light point, door to w.c. and dining room

Downstairs Toilet

Double glazed window to front, vanity sink, ceiling light point and low level w.c.

Dining Room

10' x 10' (3.05m x 3.05m)

Stairs to first floor, radiator, ceiling light point, two storage cupboards, double doors to lounge

Lounge

18' x 12' (5.49m x 3.66m)

Ceiling light point, radiator, sliding doors to conservatory

Kitchen

11' x 10' 1" max (3.35m x 3.07m max)

Double glazing to front, steel sink and drainer, spotlights, storage cupboard, wall and base units. space for appliances and double-glazed door to side

Conservatory

16' x 6' (4.88m x 1.83m)

Double glazed windows to rear, parquet flooring, ceiling light point and double-glazed door to rear garden

Landing

9' x 11' + Wardrobes (2.74m x 3.35m + Wardrobes)

Double glazed window to side, wall lights, storage cupboard

Bedroom One

9' x 11' + Wardrobes (2.74m x 3.35m + Wardrobes)

Double glazed window to front, ceiling light point and built in wardrobes.

Bedroom Two

10' x 12' (3.05m x 3.66m)

Double glazed window to rear, ceiling light point

Bedroom Three

9' x 7' (2.74m x 2.13m)

Double glazed window to rear, ceiling light point.

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>> **room description**

Bathroom

Double glazed window to front, Separate bath and shower cubicle, ceiling light point, radiator, low level W.C. and pedestal sink

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>> **room description**

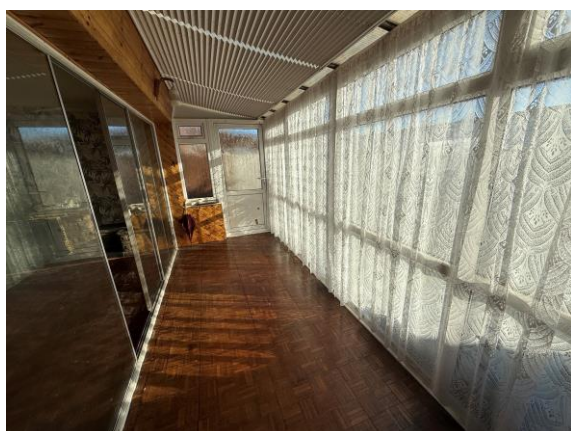
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>> **property images**



Your Shipways office: 258 Chester Road, Castle Bromwich, BIRMINGHAM, West Midlands, B36 0JE
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>> **property images**



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>> floor plan

>> approval

	Signature	Date
Fran Nutt		