



Hawthorne Road, Castle Bromwich, Birmingham  
Offers Over £270,000

 **YOUR MOVE**  
Murray Rogers





IMPORTANT NOTE TO PURCHASERS: 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. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.







## Description

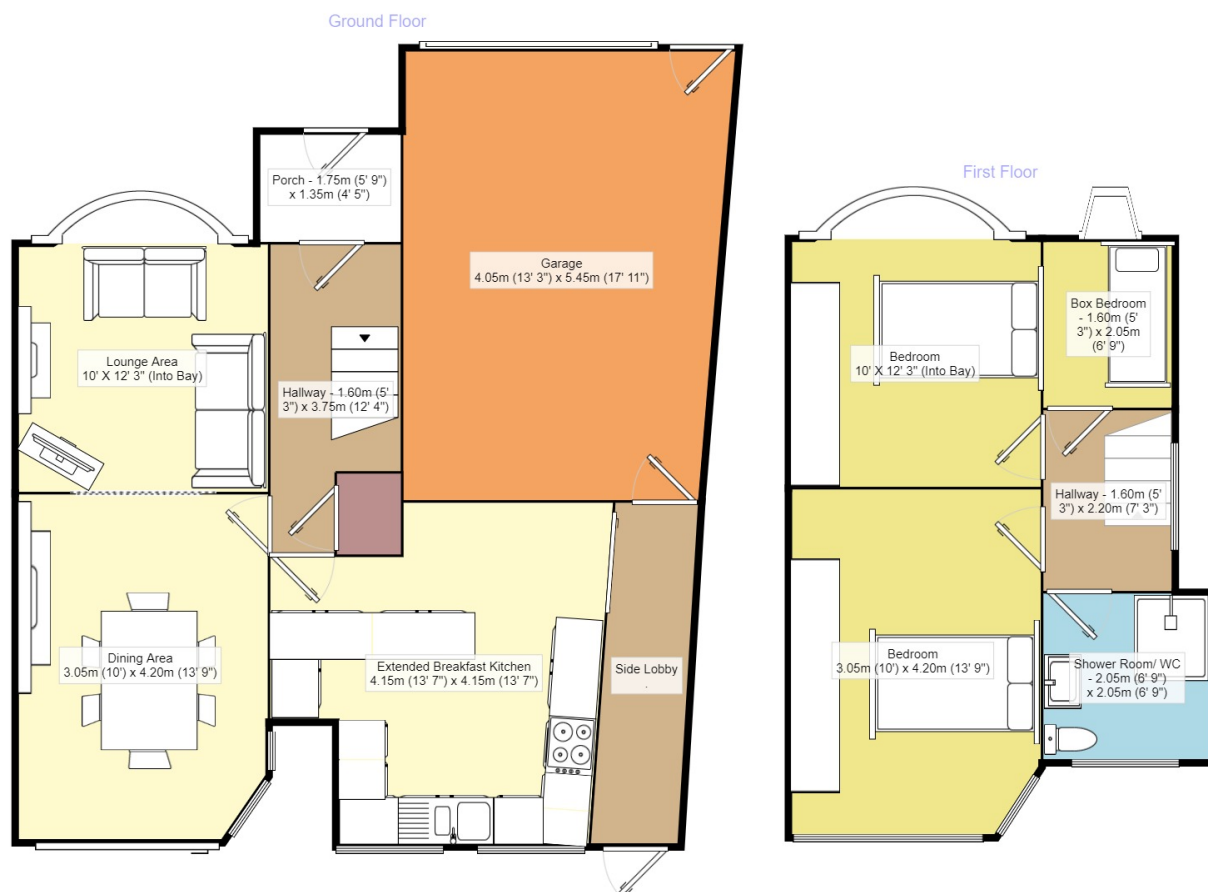
\*\*\* EXTENDED SEMI DETACHED \*\*\* SOUTH FACING REAR GARDEN \*\*\* Situated Within Close Proximity To Sought After Primary And Secondary Schools, Local Amenities And Various Public Transport Links - This Traditional Bay Fronted Semi Detached Property Briefly Comprises Of An Entrance Porch, Inner Hall Way With Under-Stair Storage, Front Reception Area Used As A Living Space, Rear Reception Area Offering Dining Space, An Extended Breakfast Kitchen And A Inner Side Lobby. To The First Floor There Are Three Bedrooms (Two Doubles And One Box/ Single Room) And A Modern Fitted Shower Room/ WC - All Accessed From The Landing. This Well Kept Spacious Home Also Benefits From A 'Newer' Worcester-Bosch Combi' Central Heating Boiler, Double Glazing, A Fully Boarded & Insulated Loft Accessed From The First Floor Landing, CCTV Covering All External Areas, A Well Maintained And Enclosed SOUTH FACING Rear Garden, An Extended Side Garage With Appropriate Footings To Offer Potential For Further Extensions (Subject To Planning Permission) And Ample Off Street Parking. EPC RATING - TBC \*\*\* VIEWING BY APPOINTMENT ONLY \*\*\*

## Council Tax

## EPC

EXTENDED SEMI DETACHED

For full EPC please contact the branch.



Measurements are approximate. Not to scale. For illustrative purposes only.

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