



smarthomes

Hawthorn Way

Kings Norton, Birmingham

- A Beautifully Presented Three Bedroom Family Home
- Superb Kitchen/Diner with Feature Wall
- Landscaped Secluded Rear Garden With Home Office
- Modern En-Suite Shower Room & En-Suite

£335,000

Current EPC Rating - B
Current Council Tax Band - C





Property Description

A beautifully presented and recently constructed semi-detached family situated in a most convenient location close to Kings Norton Green. The property benefits from no onward chain and is set back from the road behind a block paved driveway with a canopy porch leading into the entrance hallway. From here there is access to a useful guest W.C and through to a lovely lounge. A further door leads into a superb lounge/diner with a feature panelled wall and French doors leading to the rear garden. On the first floor there are three bedrooms, a modern en-suite shower room and a modern family bathroom. To the rear of the property there is a secluded landscaped garden with access to a versatile purpose built home office/bar.



Rooms & Measurements

Spacious Lounge to Front - 5.5m x 3.7m (18'0" x 12'1")

Kitchen/Diner to Rear - 4.7m x 3.1m (15'5" x 10'2")

Guest W.C

Bedroom One to Front – 3.5m max x 3.1m max (11'5" max x 10'2" max)

En-Suite Shower Room

Bedroom Two to Rear - 3.8m x 2.7m (12'5" x 8'10")

Bedroom Three to Rear - 3.2m x 1.9m (10'5" x 6'2")

Family Bathroom

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor.

Current council tax band – C



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.