

Barratt Last

ESTATE AGENTS

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72 HAWTHORNE ROAD, CASTLE BROMWICH, B36 0HJ
£380,000 FREEHOLD

- Freehold FOUR Bedroomed Semi-detached
- En-suite Shower Room plus Family Bathroom
- Utility & Downstairs W.C.
- Popular Residential Location
- Two Reception Rooms
- Conservatory with Underfloor Heating
- Central Heating & Double Glazing
- Multiple Parking to Fore

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Barratt Last Estate Agents is the trading name of Barratt Last (Estate Agents) Limited, registered in England number 6288672.
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A Traditional, Freehold Semi-detached residence which has been equipped to suit a growing family, creating FOUR Bedrooms (one having an En-suite Shower Room off), Through Lounge and Garage Conversion currently being used as a 2nd Reception Room, but could possibly be used as a downstairs (5th) Bedroom. Hallway, Conservatory with underfloor heating, fitted Kitchen (including oven and hob), Utility, Downstairs W.C., Family Bathroom with Shower, gas fired radiator central heating, double glazing, security alarm, block-paved driveway to fore providing a multiple car parking facility and a good size rear garden. The property is situated close to amenities.

GROUND FLOOR

Enclosed Porch Entrance

Double glazed entrance door with side window panels.

Hallway

Laminate floor covering.

Through Lounge/Dining Room

27' 11" x 10' 3" (8.23m 3.35m x 3.05m 0.91m)

Double glazed bay window to fore, 2 central heating radiators, laminate floor covering, log burner, double glazed French doors to rear garden.

2nd Reception Room

9' 10" x 6' 8" (2.74m 3.05m x 1.83m 2.44m)

(Garage Conversion)

Laminate floor covering, central heating radiator, double glazed window and double glazed door to front.

Fitted Kitchen

14' 0" x 8' 6" (4.27m 0.00m x 2.44m 1.83m)

Matching base and wall units, granite work surfaces, 1 1/4 bowl sink, 'built-in' oven, 4 ring hob unit, cylindrical cooker hood air extractor fan, tiled splashbacks, cupboard housing 'Worcester' gas fired central heating boiler, sunken spot light fittings to ceiling.

Utility Room

Laminate floor covering.

2nd W.C. off.

Door to 2nd reception room.

Domed Rear Conservatory

13' 4" x 11' 10" (3.96m 1.22m x 3.35m 3.05m)

Benefitting from underfloor heating, tiled floor covering, double glazed windows and double glazed doors to rear garden.

Stairs with spindled balustrade leading from the H

FIRST FLOOR

Landing

Double glazed window, central heating radiator.

Bedroom 1

13' 6" x 9' 11" (3.96m 1.83m x 2.74m 3.35m)

Double glazed bay window to fore, fitted wardrobes, central heating radiator.

Bedroom 2

12' 5" x 10' 3" (3.66m 1.52m x 3.05m 0.91m)

Double glazed window to rear, fitted wardrobes, central heating radiator.

Bedroom 3

14' 2" x 6' 9" (4.27m 0.61m x 1.83m 2.74m)

Double glazed window to fore, central heating radiator.

En-suite Shower Room off

Shower cubicle with glazed screens and shower fitment, pedestal wash hand basin, low flush w.c., tiled floor, fully tiled walls, double glazed window, sunken spot light fittings to ceiling.

Family Bathroom

6' 9" x 6' 6" (1.83m 2.74m x 1.83m 1.83m)

Panelled bath with 'Opal' over bath shower fitted, glazed shower screen, pedestal wash hand basin, low flush w.c., fully tiled walls, chrome central heating radiator, double glazed window, tiled floor covering.

Stairs leading off the First Floor Landing to:-

Bedroom 4

15' 5" x 13' 4" (4.57m 1.52m x 3.96m 1.22m)

(Loft Conversion)

Fitted wardrobes, double glazed skylight windows, storage cupboards.

OUTSIDE

Gardens

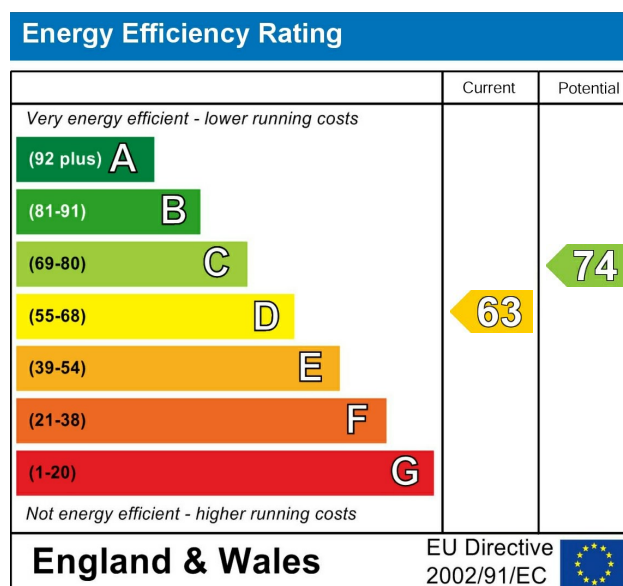
Block-paved to fore providing a multiple car parking facility, side access to rear garden.

The rear garden has timber decking and paved patio areas, lawn and screen fencing.

ADDITIONAL INFORMATION

Tenure - We understand that the property is Freehold, however we would advise interested parties to have this information verified by a Legal Representative.

Council Tax - Band D - Solihull MBC.



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