



Hawkesford House Hawkesford Close  
BIRMINGHAM



# Hawkesford House Hawkesford Close BIRMINGHAM B36 9DB

for sale offers over  
**£120,000**



## Property Description

Burchell Edwards are delighted to offer this one bedroom first floor flat, situated in the sought after location of Castle Bromwich Village (B36).

The property briefly comprises from a spacious hall with plenty of storage, double bedroom to front, and spacious living space with double doors opening onto a balcony space overlooking the well-maintained grounds. A modern fitted kitchen and a bathroom with bath, over shower, pedal stool hand wash basin and W.C.

Sat amongst many local amenities, fantastic school catchments and great access to public transport links and M6/M42 Motorways.

A garage can be leased with the property. The current owners opted out of this option. However, this can be requested and paid for through the lease.

Additional benefits include gas central heating (new boiler installed within six months) and double glazing throughout.

We recommend an early viewing to be essential in order to appreciate the space and accommodation available. Please call at your earliest convenience as we anticipate high viewing interest.

## Entrance Hall

Double glazed window to front elevation and carpet.

## Lounge

16' 11" x 10' 10" ( 5.16m x 3.30m )

Double glazed patio doors to front elevation leading to balcony, gas fire, central heating radiator and carpet.

## Kitchen

10' 1" x 5' 11" ( 3.07m x 1.80m )

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and grill, four ring gas hob with extractor hood, extractor wall fan, central heating radiator and lino flooring.

## Bedroom

11' 2" x 9' 2" ( 3.40m x 2.79m )

Double glazed window to front elevation, central heating radiator and carpet.

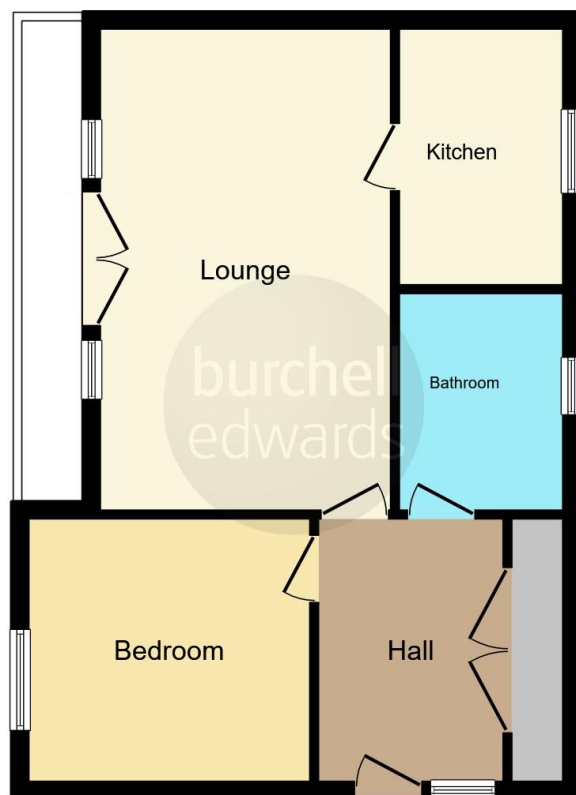
## Bathroom

Double glazed window to rear elevation, bath with rainfall shower, low level flush W.C, wash hand basin, extractor fan, heated towel rail and lino flooring.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

**T 0121 749 7888**  
**E [castlebromwich@burchelledwards.co.uk](mailto:castlebromwich@burchelledwards.co.uk)**

2-4 Hurst Lane  
BIRMINGHAM B34 7HR

**EPC Rating: C**

Tenure: Leasehold

**view this property online [burchelledwards.co.uk/Property/CBW209272](http://burchelledwards.co.uk/Property/CBW209272)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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