



Hawthorn Road, BIRMINGHAM

burchell
edwards



Property Description

Burchell Edwards Erdington are please to market this exceptional larger style end terrace that has been substantially improved and extended and offers flexible layout perfect for modern family life, welcoming reception hall opens into the well fitted kitchen, dining room, impressive lounge opening into stunning conservatory, downstairs wc, third reception room, three double bedrooms, modern bathroom, spacious rear garden and useful small garage/workshop. Internal viewing highly recommended.

Approach

Paved driveway for two cars and UPVC front door

Dinning Room

10' 8" x 10' 5" (3.25m x 3.17m)

Laminate flooring, double glazed window to front elevation and central heating radiator

Lounge

15' 8" x 10' 9" Into Max (4.78m x 3.28m Into Max)

Laminate flooring, central heating radiator and sliding french door to conservatory

Conservatory

10' 9" x 9' 5" (3.28m x 2.87m)

Laminate flooring and french doors to garden

Kitchen

14' 5" x 6' (4.39m x 1.83m)

An array of wall and base units, solid worktops, splash back, integrated washing machine, dishwasher and sink/drain. With laminate flooring and UPVC door to garden

Downstairs W.C

W.C. and wash hand basin



Reception Room 3 / Bedroom 4

11' x 7' 1" (3.35m x 2.16m)

Double glazed window to rear elevation and laminate flooring

Garage

8' 4" x 7' 8" (2.54m x 2.34m)

Concrete flooring and timber garage doors

Bedroom One

12' 6" x 8' 11" (3.81m x 2.72m)

Double glazed window to front elevation, laminate flooring and central heating radiator

Bedroom Two

15' 6" x 10' 6" (4.72m x 3.20m)

Double glazed window to rear elevation, central heating radiator and laminate flooring

Bedroom Three

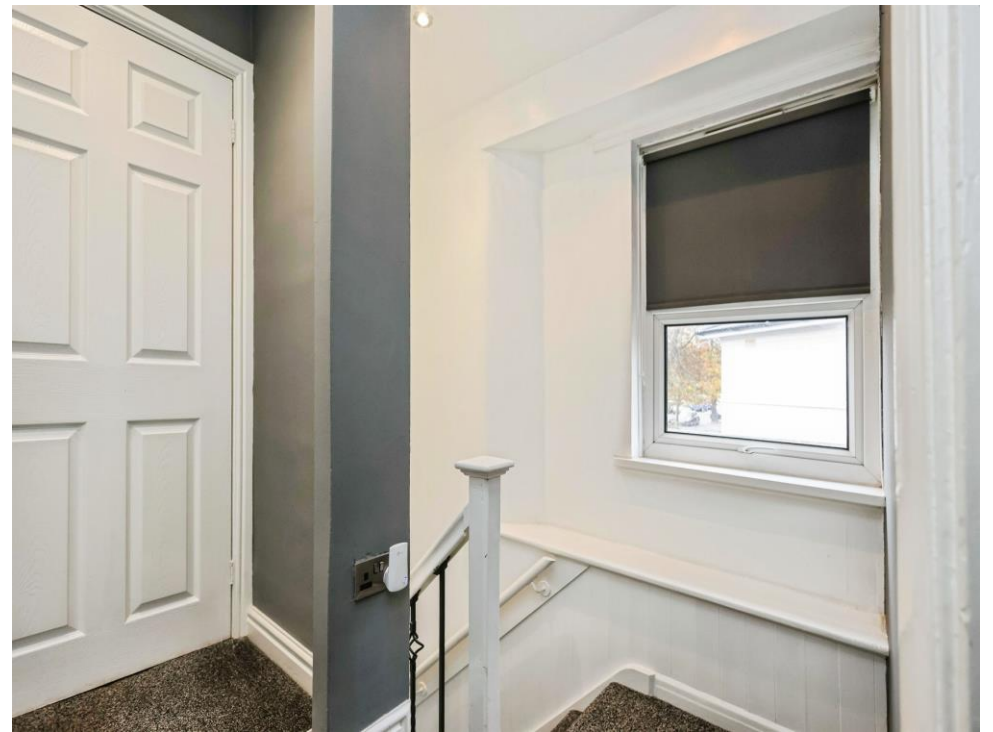
11' 5" x 6' 11" (3.48m x 2.11m)

Double glazed window to rear elevation, central heating radiator and laminate flooring

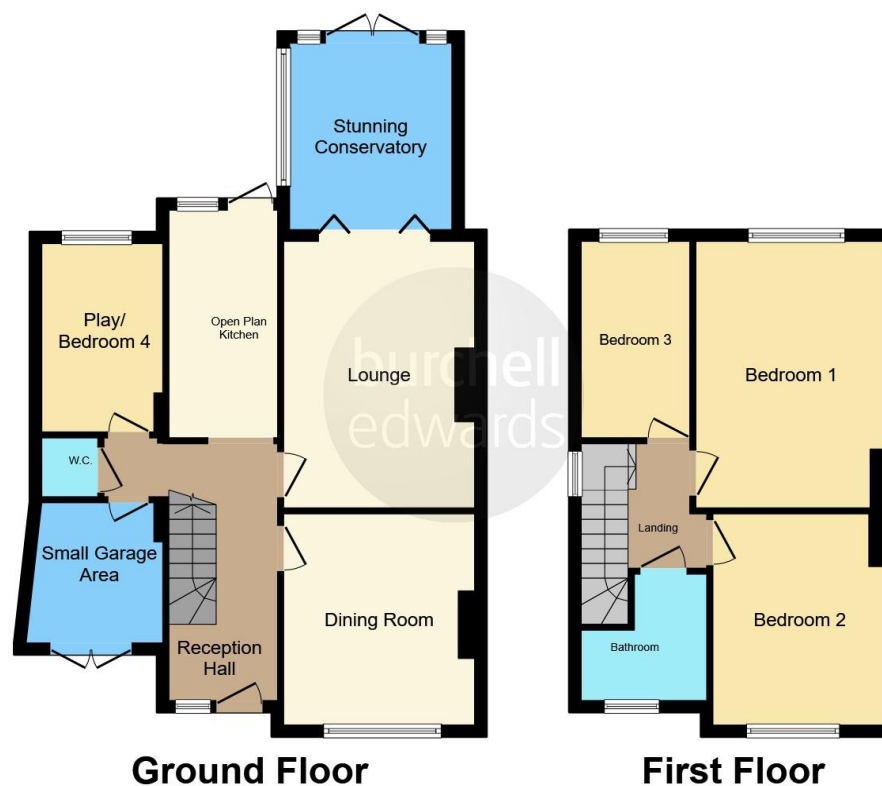
Bathroom

Tiled walls, bath with shower above, wash hand basin and W.C.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/ERD207567



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