



Hawkhurst Road, Birmingham

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Property Description

Nestled in a convenient and sought-after location, this well-presented three-bedroom family home offers spacious and versatile living. Featuring a welcoming through lounge diner, modern kitchen, and a bright conservatory that opens onto a lovely rear garden, perfect for outdoor enjoyment.

Upstairs, you'll find three comfortable bedrooms and a family bathroom. Positioned within walking distance of local shops and public transport, this home combines practicality with comfort, making it an ideal choice for families and commuters alike. Don't miss out on this inviting property-viewing is highly recommended!

Lounge

10' 5" into bays x 24' 2" into recess (3.17m into bays x 7.37m into recess)
Double glazed bay window to front elevation and double glazed door to rear elevation.

Kitchen

8' 3" max x 13' 8" max (2.51m max x 4.17m max)
L shaped room. Double glazed windows to side and rear elevations, double glazed door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, induction hob and electric oven.

Utility Room

3' 9" x 11' 5" (1.14m x 3.48m)
Door to side elevation and central heating radiator.

Conservatory

9' x 9' 5" (2.74m x 2.87m)
Double glazed window and French doors to side elevation.

Landing

Double glazed obscure window to side elevation and access to boarded and insulated loft space.

Bedroom One

12' 11" into bay x 9' 4" into recess (3.94m into bay x 2.84m into recess)
Spotlights and central heating radiator.

Bedroom Two

10' 9" x 9' 1" into recess (3.28m x 2.77m into recess)
Double glazed window to rear elevation and central heating radiator.

Bedroom Three

6' 11" x 5' 11" (2.11m x 1.80m)
Double glazed window to front elevation and central heating radiator.

Bathroom

Double glazed obscure window to rear elevation, W.C, wash hand basin, bath with shower over, heated towel rail, fully tiled walls and tiled flooring.

Rear Garden

Slabbed patio, laid to lawn and raised patio at rear.

Front Garden

Driveway providing off road parking.









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

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EPC Rating: D

Tenure: Freehold

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Property Ref: SHI208089 - 0002