



Hawksworth Crescent, Chelmsley Wood, BIRMINGHAM





Property Description

Burchell Edwards are delighted to bring to market this modern-style, end of terrace family home, situated on the very popular Hawsworth Crescent in Chelmsley wood, Birmingham (B37).

Making the perfect home for couples or growing families alike, offering spacious and versatile living throughout and off-road parking by-way-of a garage and a driveway.

The ground floor features an airy and bright lounge perfect for relaxation after a long days work, a stylish kitchen diner with patio doors leading to the garden and a convenient guest WC. The first floor boasts a generous master bedroom with an en-suite, two further bedrooms and a family bathroom.

The property location is key, surrounded by great transport links, access to M6/M42 motorways and a short distance to Birmingham International, the NEC and Birmingham Airport. Commuters will be well aided and there plenty of shops and local amenities nearby.

With the additional benefit of gas central heating all through, we would recommend an early viewing to be essential in order to appreciate the space and accommodation available.

Guest W.C

W.C, wash hand basin, central heating radiator and extractor.

Entrance Hallway

Central heating radiator, LVT flooring and stairs to first floor accommodation.

Lounge

20' 6" max into bay x 11' 10" max (6.25m max into bay x 3.61m max)
Double glazed bay window to front elevation, double glazed window to side elevation, gas fire place, two central heating radiators, carpet and under stairs storage cupboard.

Kitchen/Diner

18' 4" max x 9' 9" max (5.59m max x 2.97m max)
L shaped room. Double glazed window to front elevation, double glazed patio doors to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and grill, induction hob with extractor hood, spotlights, LVT flooring, tiling to splash prone areas, two vertical wall radiators, cupboard housing boiler, integrated dishwasher, space and plumbing for washing machine.



Landing

Loft access via hatch, carpet and storage cupboard.

Bedroom One

14' 2" x 10' 8" (4.32m x 3.25m)

Double glazed window to side elevation, central heating radiator, carpet and fitted wardrobes.

En-Suite

Double glazed window to front elevation, W.C, wash hand basin, shower cubicle, extractor, heated towel rail, shaver point, vinyl flooring.

Bedroom Two

9' 7" x 10' 5" max (2.92m x 3.17m max)

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

Bedroom Three

8' 5" x 9' 6" (2.57m x 2.90m)

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

Bathroom

Double glazed window to front elevation, W.C, wash hand basin, shower, bath, central heating radiator, extractor and vinyl flooring.

Front Garden

Driveway providing off road parking and access to garage.

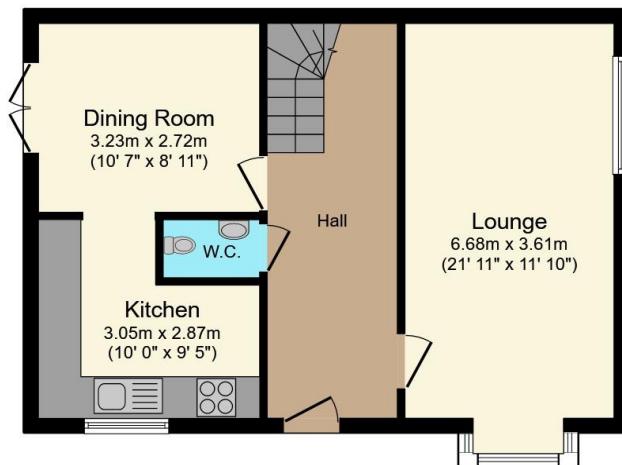
Rear Garden

Gated access, patio area and outside tap.

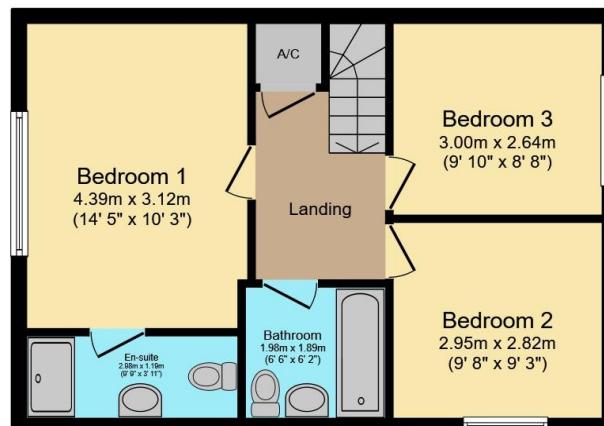








Ground Floor



First Floor

Total floor area 92.8 m² (999 sq.ft.) approx

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.propertybox.io



To view this property please contact Burchell Edwards on

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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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