

Vizors estate agents

**72 HAWLING STREET, REDDITCH, B97 6BQ**
**ASKING PRICE £325,000**

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# 72 HAWLING STREET, REDDITCH, B97 6BQ

Set in the convenient and popular location of Brockhill is this four bedroom, semi detached home, set over three floors, offering spacious and modern accommodation throughout and benefits from a garage and off road parking.

The ground floor of the property offers: entrance hallway, open plan L-Shape kitchen, dining, living area and guest WC. To the first floor is three bedrooms made up of two doubles and a smaller bedroom along with a family bathroom. To the second floor is a principal bedroom which benefits from air condition and an en-suite shower room. Over all the accommodation throughout is move in ready and is well maintained.

**Approach**
To the rear of the property is a garage and parking, at the front a paved pathway leads to the main front entrance opening into;

**Hallway**
With stairs to the first floor, doors to the guest wc, kitchen/diner and into the living room area.

**Guest WC**

**Open Plan Kitchen/Diner**
9'6" max x 9'4" max (2.91m max x 2.85m max )

**Open Plan Living Room**
16'7" max x 16'4" max (5.06m max x 5.00m max )
(Narrowing to 3.09m & 2.93m.

**First Floor Landing**
With stairs off to the second floor, doors then lead off to;

**Bedroom Two**
13'5" max x 9'6" max (4.11m max x 2.91m max)

**Bedroom Three**
12'0" max x 9'6" max (3.68m max x 2.92m max)

**Bedroom Four**
10'1" max x 6'8" max (3.09m max x 2.05m max )

**Bathroom**
6'7" max x 5'6" max (2.03m max x 1.69m max)

**First Floor Landing**
With door into;

**Bedroom One**
19'6" max into dormer x 13'1" max (5.95m max into dormer x 4.00m max )
With restricted head height in-part, door into;

**En-suite Shower Room**
With restricted head height in-part

**Garage & Parking**

**Rear Garden**

**Agents Note**
The sellers have told us that there is an annual estate charge for maintenance, currently payable at £240 p/a.





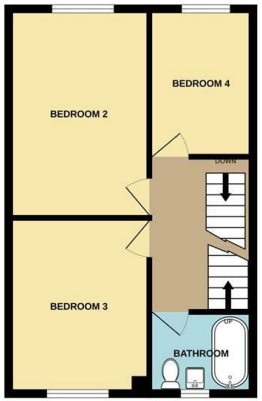




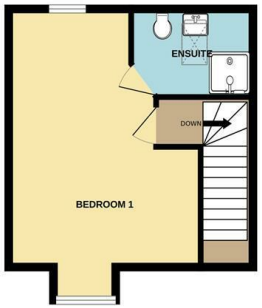
GROUND FLOOR
561 sq.ft. (52.2 sq.m.) approx.




1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.

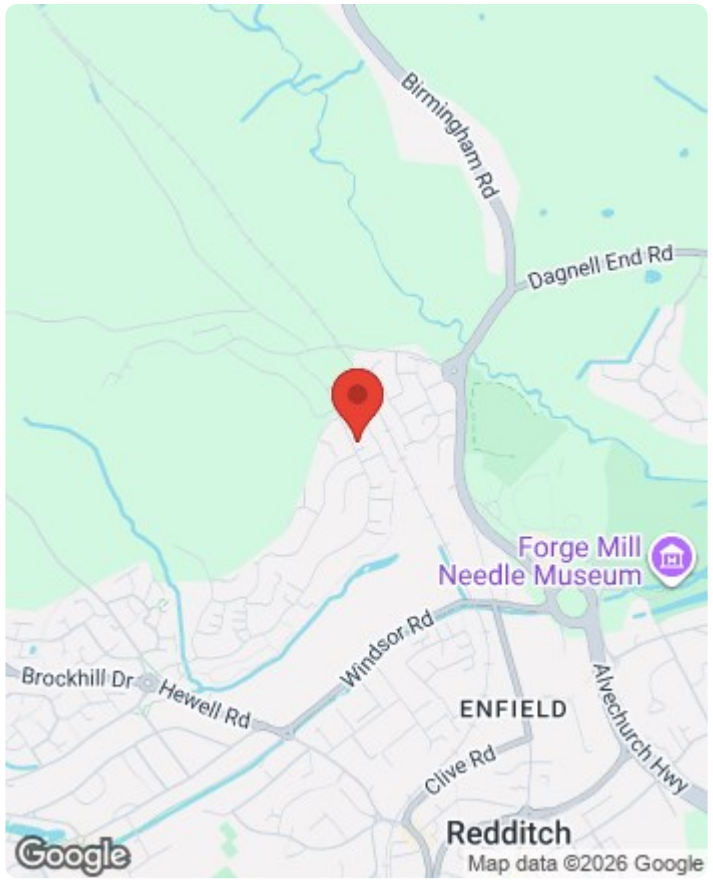


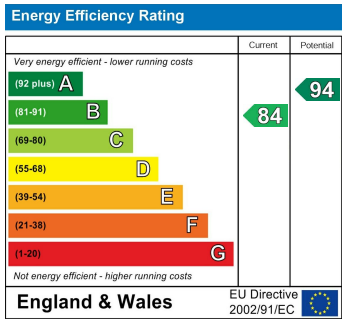

2ND FLOOR
305 sq.ft. (28.3 sq.m.) approx.

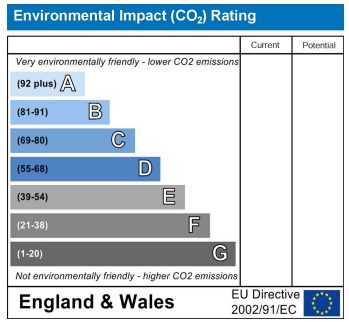



TOTAL FLOOR AREA : 1305 sq.ft. (121.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NAEA National Association of Estate Agents

The Property Ombudsman

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ARLA Association of Residential Letting Agents


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