



Hawthorn Brook Way, New Oscott  
Birmingham, B23 5LF

Offers in Excess of £450,000

BEING SOLD WITH NO UPWARD CHAIN VACANT POSSESSION UPON COMPLETION - Paul Carr are thrilled to offer for sale this wonderful, detached residence, beautifully positioned in a lovely cul-de-sac location on the highly desirable New Oscott Development, close to a park and easy access to Boldmere and New Oscott with plenty of shops and restaurants. There are also great transport links including buses and a train station on Chester Road.

The interiors are beautifully presented and very spacious throughout including the following, an entrance hall, guest cloakroom, stylish family lounge with Cinema projector and screen, fabulous for entertaining both family and friends. To the rear is an amazing orangery with bi-folding doors out to the garden that is currently used as a second reception room and further bi-folding doors to a dining/breakfast area that lead into a modern fitted kitchen. There is also a formal dining room currently being used as a home office (which was originally the garage). What an array of accommodation being offered to you.

The first floor does not disappoint, it has a master bedroom with luxury en-suite, that has a shower with steam facility, three further excellent bedrooms and a modern bathroom.

Outside is a fore garden with parking and to the rear is a very pretty enclosed garden with an abundance of flowering and verdant trees and shrubs, seating area that is ideal for alfresco dining and rear garden shed. There is also a wide side area that gives access to the front.

Whoever purchases this property will be incredibly lucky and an early internal is essential so that you do not lose out.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D.

Services Connected: Electric, Gas, Water & drainage.

Viewings: Strictly via appointment through our Sutton Coldfield Residential Sales Department on 0121 321 3003

or via [Suttoncoldfield@paulcarrestateagents.co.uk](mailto:Suttoncoldfield@paulcarrestateagents.co.uk)



**Living Room 24' 5" x 13' 3" (7.44m x 4.04m)**

**Garden Room 16' 2" x 12' 4" (4.94m x 3.77m)**

**Breakfast Room 12' 4" x 8' 6" (3.77m x 2.58m)**

**Kitchen 13' 11" x 10' 6" (4.25m x 3.21m)**

**Formal Dining Room 16' 1" x 8' 5" (4.90m x 2.57m)**

**Bedroom One 12' 9" x 11' 3" (3.89m x 3.44m)**

**En-suite 6' 3" x 2' 11" (1.90m x 0.88m)**

**Steam Room 3' 7" x 2' 3" (1.10m x 0.69m)**

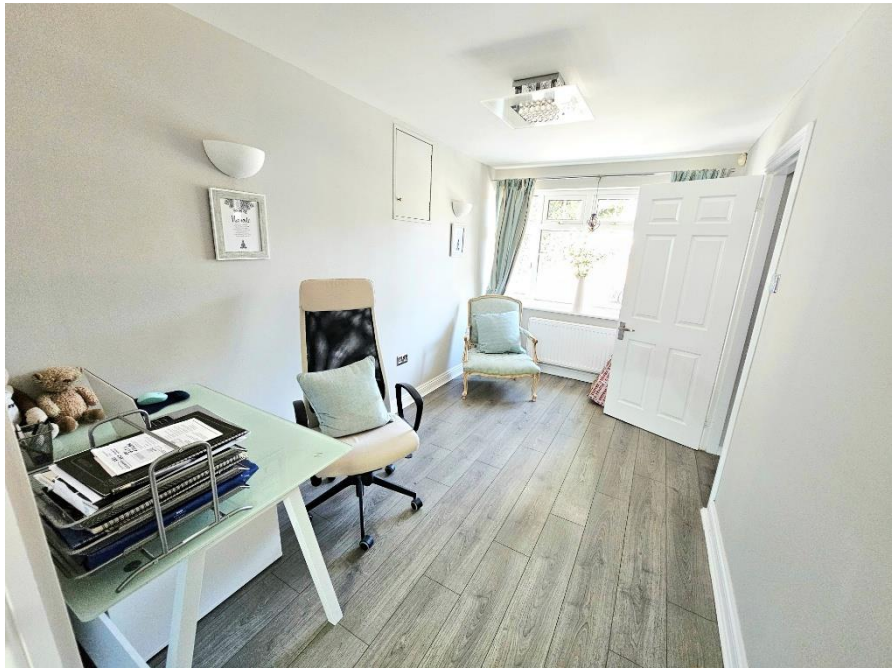
**Bedroom Two 10' 8" x 8' 0" (3.26m x 2.45m)**

**Bedroom Three 9' 2" x 9' 0" (2.80m x 2.74m)**

**Bedroom Four 8' 5" x 8' 1" (2.57m x 2.47m)**

**Bathroom 7' 8" x 7' 0" (2.34m x 2.14m)**

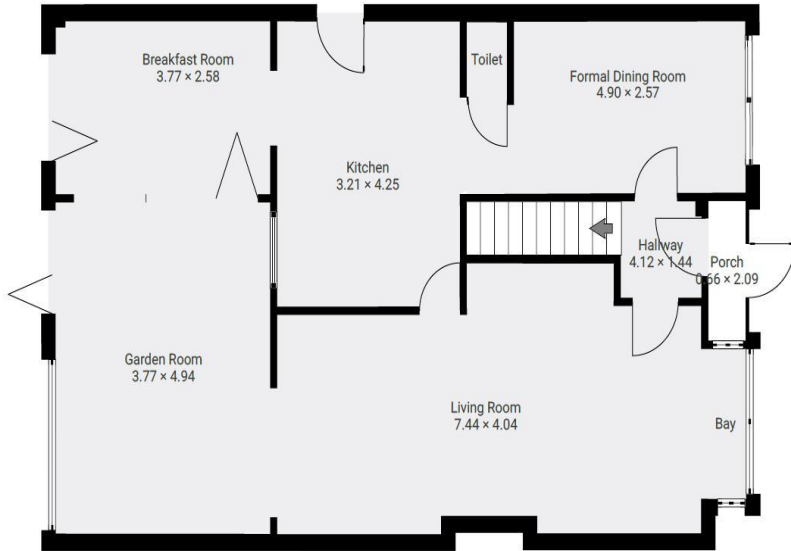




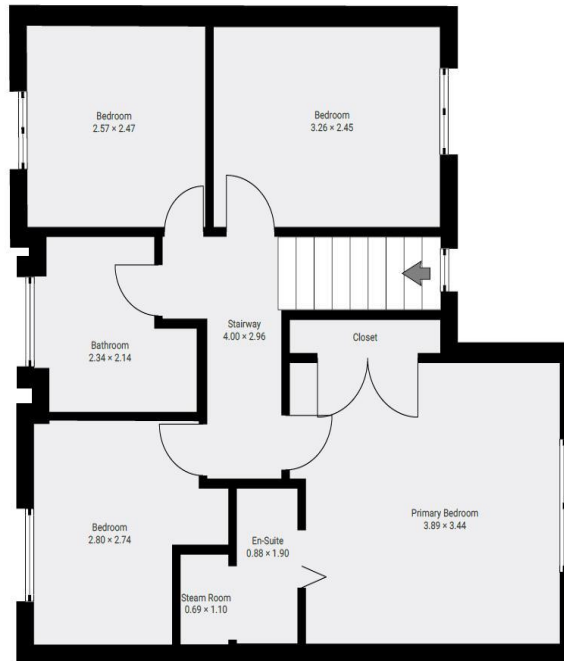
# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

## ▼ Ground Floor

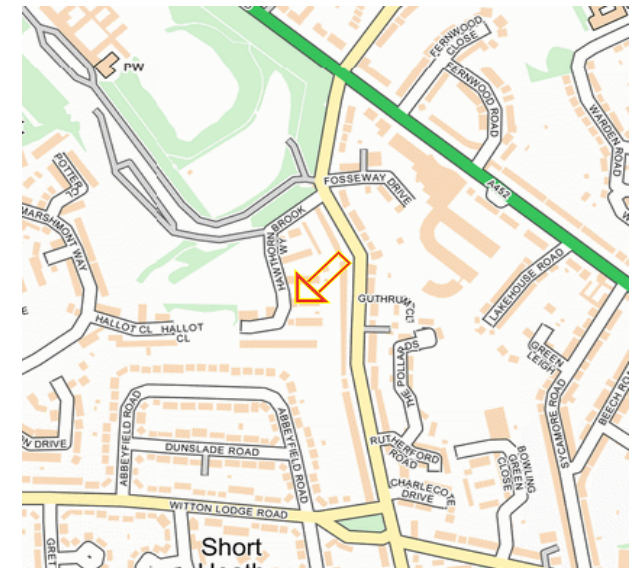


## ▼ 1st Floor



## Energy Performance Rating

## Map Location







**Agent's Note:**

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 22nd April 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.