Barratt Last

ESTATE AGENTS

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12 HAWTHORNE ROAD, CASTLE BROMWICH. B36 0HH
£300,000 FREEHOLD

- Extended Traditional Freehold Semi-Detached
- Three Bedrooms
- Two Reception Rooms
- Extended Kitchen & Rear Reception Room
- Popular Location Close to Amenities
- Central Heating & Double Glazing
- Downstairs W.C & Upstairs Bathroom
- Side Garage

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Barratt Last Estate Agents is the trading name of Barratt Last (Estate Agents) Limited, registered in England number 6288672.
Registered office: 11 Aldergate, Tamworth, Staffordshire B79 7DL.
A list of Directors is available for inspection at registered office.

The Property Ombudsman

GROUND FLOOR

FULLY ENCLOSED PORCH ENTRANCE
Double glazed inner and outer doors.

Hallway
Central heating radiator, double glazed window, understairs cloaks cupboard, stairs leading off with spindled balustrade to first floor.

Dining Room
13'4" x 10'11" (4.08 x 3.35)
Double glazed bay window to fore, 'coal effect' gas fire fitted, central heating radiator.

Extended Lounge
18'6" x 9'11" (5.65 x 3.03)
Central heating radiator, 'Adam' style fireplace with tiled back and hearth, gas fire fitted, double glazed patio doors to rear garden.

Extended Fitted Kitchen
14'11" x 8'6" (4.57 x 2.60)
Matching fitted base and wall units, roll edge work surfaces and breakfast bar, single drainer sink, part tiled walls, gas cooker point, plumbing for automatic washing machine., tiled floor covering, central heating radiator, double glazed window to rear and door to :

Lobby/Covered Side Entrance
UPVC doors to front and rear gardens, tool store and low flush WC off.

2nd Low Flush W.C.
With wash hand basin, double glazed window and part tiled walls.

FIRST FLOOR

Landing
Side double glazed window, loft access.

Bedroom 1
14'7" x 8'8" (4.45 x 2.66)
Double glazed window to rear, central heating radiator, 'his and hers' 'built in' wardrobes.

Bedroom 2
12'11" x 9'8" (3.95 x 2.97)
Double glazed bay window to fore, central heating radiator, 'his and hers' 'built in' wardrobes.

Bedroom 3
8'5" x 8'4" (2.59 x 2.55)
Central heating radiator, double glazed window to rear.

Bathroom
8'6" x 5'6" (2.61 x 1.70)
Fully tiled walls, panelled bath, wash hand basin with store cupboard beneath, low flush W.C., over bath shower fitted, glazed shower screen, cupboard housing combination gas fired central heating radiator, double glazed window, sunken spotlight fittings to ceiling.

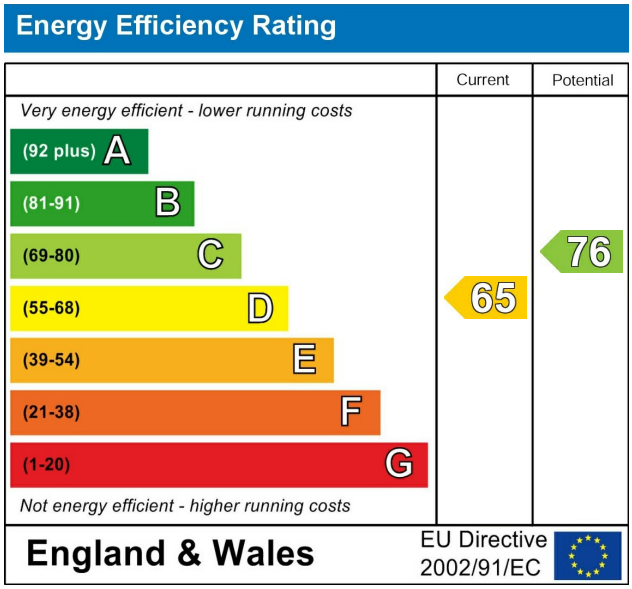
OUTSIDE

Side Garage
14'4" x 7'4" (4.37 x 2.25)
Having power and lighting.

Well Kept Gardens
To fore : lawn with flower borders, driveway to side providing 'off road' parking.
To rear : the garden extends approximately 45 ft and has patio, circular lawn, an abundance of shrub borders and screen fencing

ADDITIONAL INFORMATION
Tenure - We understand that the property is Freehold, however we would recommend interested parties to have this information verified with a Legal Representative.

Council Tax - Band C - Solihull MBC.



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