



Hawkesford House, Hawkesford Close, Birmingham





## Property Description

\*\*CASH BUYERS ONLY\*\*

Burchell Edwards are delighted to offer this one bedroom first floor flat, situated in the sought after location of Castle Bromwich Village (B36).

The property briefly comprises a spacious hall with plenty of storage, a double bedroom, a lounge with double doors opening onto a Juliet balcony, fitted kitchen and a bathroom.

Sit amongst many local amenities, eateries and great access to public transport links and M6/M42 Motorways.

Off-road parking can be found by-way-of a garage and residential parking to the front elevation of the building.

Additional benefits include gas central heating and double glazing throughout.

We recommend an early viewing to be essential in order to appreciate the space and accommodation available. Please call at your earliest convenience as we anticipate high viewing interest.

## Entrance Hallway

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

## Lounge

Two double glazed windows to front elevation, double glazed door to front elevation, juliet balcony, central heating radiator, carpet and electric fire place.

## Bedroom

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

## Kitchen

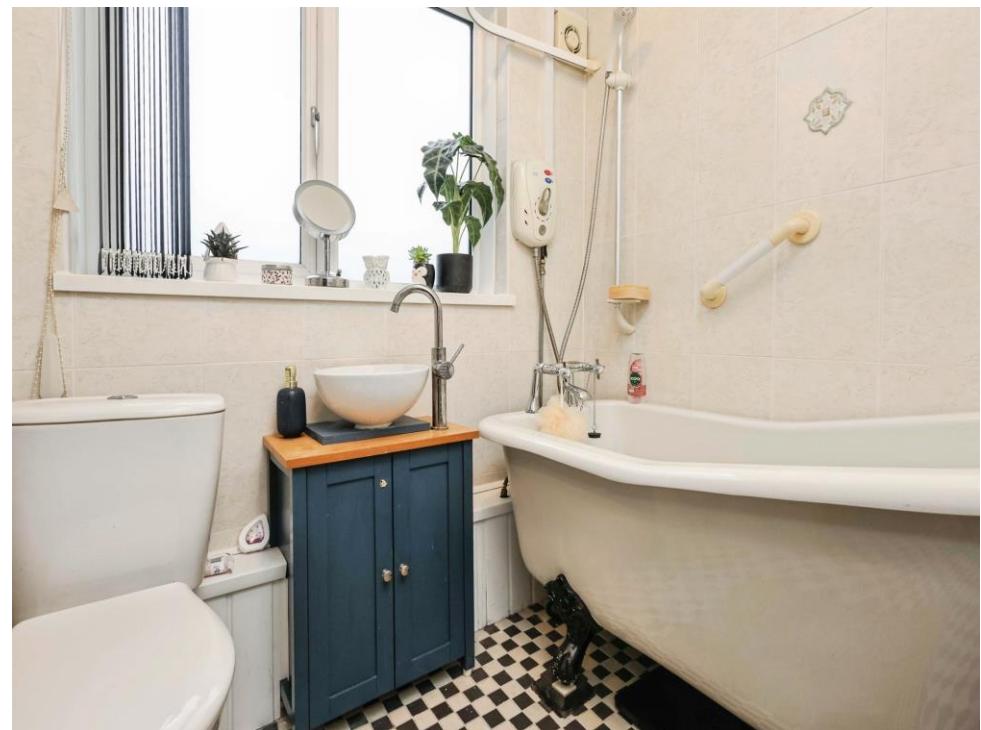
Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and grill, four ring gas hob, space and plumbing for washing machine, extractor and tiled flooring.

## Bathroom

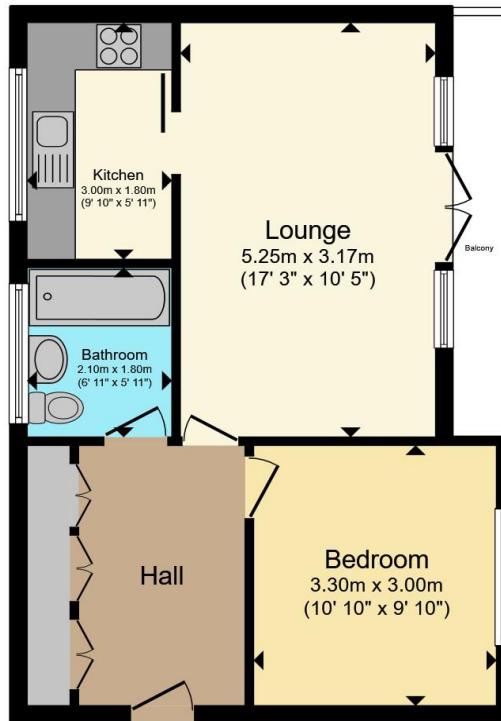
Double glazed window to rear elevation, W.C, wash hand basin, bath with shower over, extractor, tiled flooring and heated towel rail.











**Total floor area 46.3 m<sup>2</sup> (499 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](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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2-4 Hurst Lane  
 BIRMINGHAM B34 7HR

EPC Rating: D  
 Council Tax  
 Band: A

Service Charge:  
 2400.00

Ground Rent:  
 100.00

Tenure: Leasehold

**view this property online [burchelledwards.co.uk/Property/CBW210460](http://burchelledwards.co.uk/Property/CBW210460)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1973. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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