



110 Hawthorne Road, Birmingham, B36 0HJ

Offers over £375,000

Well presented extended semi detached property in the popular location of Castle Bromwich. In brief the property comprises porch, entrance hallway, lounge, snug, open plan kitchen/diner family room, utility area, downstairs wc, four bedrooms, bathroom, garden and off road parking. The property also benefits from double glazing and central heating (both where specified)

Approach

Driveway providing off road parking.

Porch

Double glazed with door to fore.

Entrance Hallway

Lounge

11'10" into bay x 8'07" (3.61m into bay x 2.62m)

Double glazed bay window to fore, radiator and ceiling light point.

Snug

10'06" x 7'06" (3.20m x 2.29m)

Double glazed window to fore, radiator and ceiling light point.

Kitchen/Diner Family Room "L" shape

24'03" max x 18'02" (7.39m max x 5.54m)

Kitchen having a range of matching wall, base and drawer units, integrated dishwasher, sink with mixer tap over, space for cooker, extractor hood, space for fridge/freezer, inset ceiling spotlights, radiator and double glazed window to rear. Dining area/family room having double glazed French doors to rear, two ceiling light points, radiator and wood burner.

Utility Area

Double glazed window and door to side, ceiling light point, radiator, sink with mixer tap over and space for white goods.

Downstairs WC

Low level wc, wash hand basin, ceiling light point, radiator and cupboard housing boiler.

Landing

Double glazed window to fore, ceiling light point, radiator and access to loft.

Bedroom One

12'11" x 9'09" (3.94m x 2.97m)

Double glazed window to rear, ceiling light point and radiator.

Bedroom Two

12'05" into bay x 9'09" (3.78m into bay x 2.97m)

Double glazed bay window to fore, ceiling light point and radiator.

Bedroom Three

9'11" x 7'09" (3.02m x 2.36m)

Double glazed window to fore, ceiling light point and radiator.

Bedroom Four

10'01" x 6'02" plus door recess (3.07m x 1.88m plus door recess)

Double glazed window to rear, ceiling light point and radiator.

Bathroom

Double glazed window to rear, bath with shower over, sink and wc set in vanity unit, heated towel rail and ceiling light point.

Rear Garden

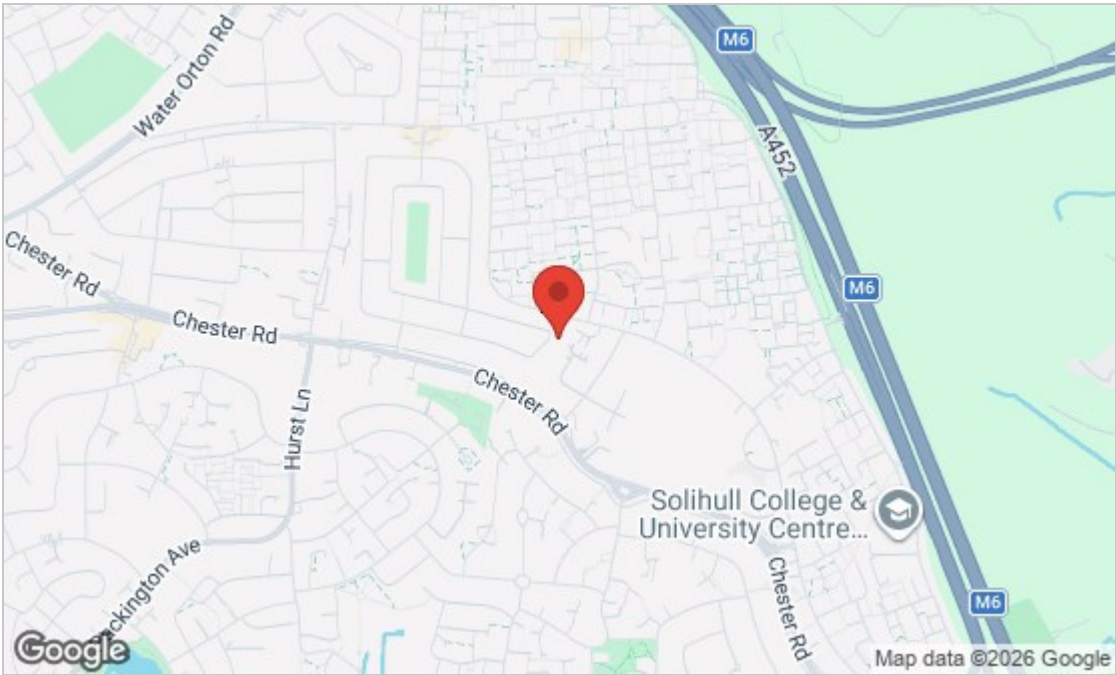
Two decked areas, mainly laid to lawn and enclosed to boundaries.

Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - D
EPC Rating -



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.