Hawthorn Close, Bordesley B9 4JF

Offers In The Region Of £280,000

midland residential

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Midland Residential is delighted to present this 3-storey mid-townhouse, situated in the Bordesley area of Birmingham. The property is currently being used as a 3/4-bedroom property. Being located in a setback location with park access, within walking distance of Birmingham City Centre, Aston University, and Birmingham City University, as well as being a few minutes from a range of local amenities and excellent transport links. Briefly comprising: On the ground floor: an entrance hallway, with a front reception room/study/bedroom/ a modern fitted kitchen, a bright conservatory, and a convenient downstairs WC. The first floor offers two well-proportioned bedrooms, which can also be used as a reception room. On the second floor, two bedrooms (one with an en-suite) and a family bathroom. The property has off-road parking for one car, gas central heating, and double-glazed windows, with a garden to the rear. This home is ideal for families, professionals, or investors seeking a property in a vibrant and well-connected location. Sold with no chain. EPC Rating C. Birmingham Tax Band C.

- Three Storey Mid-Townhouse
- Four Bedrooms
- Front Reception Room
- Kitchen
- Conservatory
- Guest WC
- Family Bathroom & En-suite
- Gas Central Heating
- Council Tax Band C
- EPC Rating C

Description

Approach
Having a tarmac lain front driveway providing off-road parking, with a lawn section to the side.

Entrance Hallway
Having a UPVC front door with fixed UPVC double-glazed side unit, laminate flooring, central heating radiator, two ceiling light points, smoke detector, doors leading thereof:

Front Reception Room
5.02 x 2.45 (16'5" x 8'0")
Having laminate flooring, central heating radiator, ceiling light point, UPVC double-glazed four-sided bay window, electric meter access points with consumer fuse board in a boxed cabinet

Kitchen
3.0 (furthest point) x 4.45 (9'10" (furthest point) x 14'7")
Having tiled flooring, a selection of wall and base unit cabinets and door fronts with fitted countertops, with a five-ring gas hob inset with a LOGIC electric oven below and extractor fan over, charcoal coloured bowl and half sink inset with tap over, splashback wall tiles, central heating radiator, UPVC double-glazed window to the rear, UPVC patio doors leading to conservatory

Conservatory
2.83 x 3.32 (9'3" x 10'10")
Having tiled flooring, brick-built walling with UPVC double-glazed windows to the side and rear, with UPVC double-glazed French doors leading through to the garden

Guest WC
1.74 x 0.84 (5'8" x 2'9")
Having vinyl flooring, close coupled WC, wash and basin and pedestal with hot and cold tap over, central heating radiator, ceiling light point, extract fan

Stairs and Landing to First Floor
Having a fitted carpet, painted handrail and bannister, central heating radiator to the landing, wall-mounted thermostat, UPVC double-glazed window to the fore, ceiling light point, doors leading thereof:

Bedroom 1
4.50m (furthest point) x 4.47m (widest point) (14'9" (furthest point) x 14'7" (widest point))
Having laminate flooring, two central heating radiators, two UPVC double-glazed windows to the rear, two ceiling light points

Bedroom 2
3.03 x 2.48 (9'11" x 8'1")
Having laminate flooring, central heating radiator, UPVC double-glazed window to the fore, ceiling light point

Stairs and Landing to Second Floor
Having a fitted carpet, painted bannister and handrail, ceiling light point, loft hatch access point, doors leading thereof:

Bedroom 3
4.08 (furthest point) x 3.48 (widest point) (13'4" (furthest point) x 11'5" (widest point))
Having laminate flooring, central heating radiator, UPVC double-glazed window leading to the fore, ceiling light point, door leading to ensuite.

Ensuite
2.34 (furthest point) x 1.76 (widest point) (7'8" (furthest point) x 5'9" (widest point))
Having vinyl flooring, close-coupled WC, wash hand basin and pedestal with hot and cold tap over, splashback wall tiles, enclosed shower unit with Triton Enrich electric shower with attachments, metal framed bifold shower door,ceiling light point, timber frame roof light window

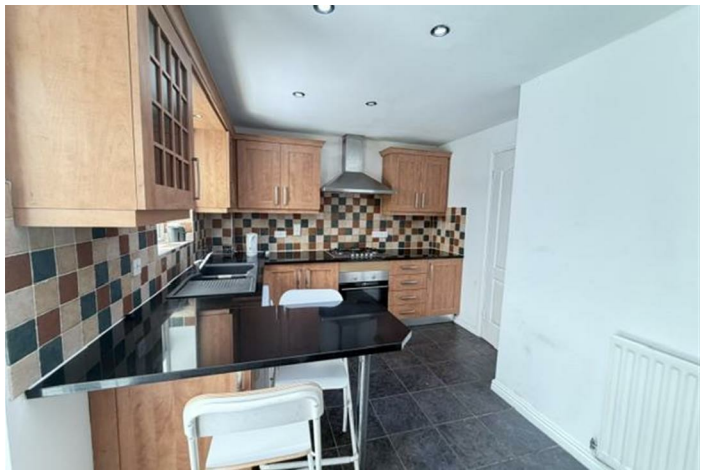
Bedroom 4
3.45 (furthest point) x 2.43 (widest point) (11'3" (furthest point) x 7'11" (widest point))
Having laminate flooring, central heating radiator, UPVC double-glazed window to the rear, ceiling light point

Bathroom
2.00 x 1.96 (6'6" x 6'5")
Having vinyl floor flooring, central heating radiator, bath with side panel and bath filler taps and shower head over, splashback wall tiles, close-coupled WC, wash hand basin and pedestal with taps over, ceiling light point, timber framed roof light window.

Store Room 1
Having a Vaillant Ecotec plus boiler, water storage tank

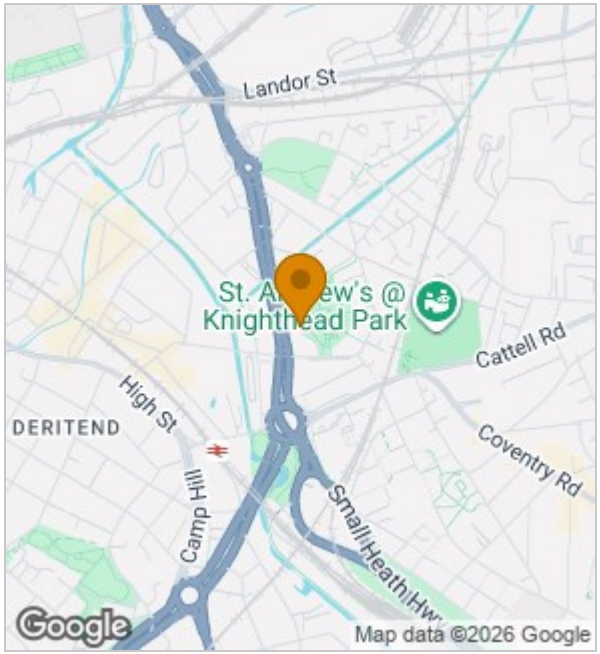
Store Room 2
Having fitted carpet, wall shelves and hanging rail provision.

Rear Garden
Having a slabbed patio and a mature lawn with gated access to the rear timber panel fencing to the boundaries



Floor Plans

Area Map



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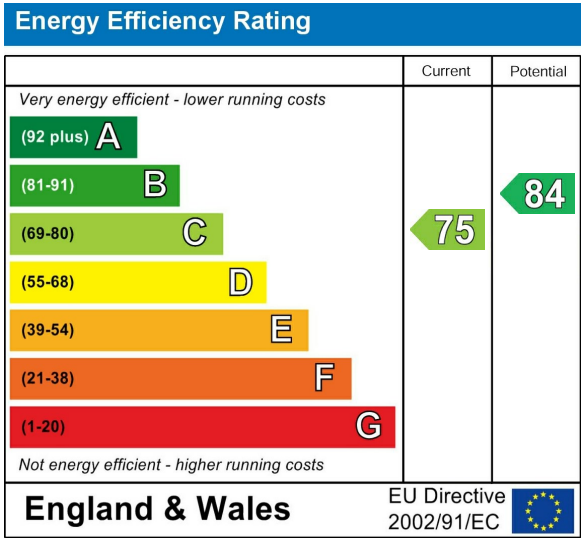
Tenure. We have been advised by the vendor that the property is **Freehold**. The Agent has not had sight of the title documents; therefore, prospective purchasers are advised to obtain verification from their solicitors.

Anti Money Laundering Regulations. In accordance with Anti-Money Laundering (AML) regulations, intending purchasers will be required to produce identification documentation at the offer stage. Failure to comply with this request will result in the offer being refused. A **non-refundable fee of £55.00 per person** is payable when an offer is accepted in principle. We appreciate your cooperation in helping to prevent delays in agreeing the sale.

£280,000

Energy Performance Graph



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