



47 Hawthorne Road, Birmingham, B36 0HJ

Offers over £340,000

This immaculate extended semi detached home briefly comprises porch, hallway, lounge, fitted kitchen/dining room with island and bifold doors leading to the rear garden, downstairs w/c, three bedrooms and bathroom. There is a driveway to the front leading to a side garage and there is also an enclosed rear garden. This property should be viewed to see the standard of property on offer.

Approach

Via stoned driveway with ample off road parking and gated side access to rear garden.



Downstairs W/C

Low level W/C, hand wash basin and ceiling light point.



Landing

Double glazed window to the side, loft access and ceiling light point.



Hallway

Double glazed door to front, stairs leading to first floor accommodation, radiator and ceiling light point.



Bedroom One

8'08 to robes x 12'01 into bay (2.64m to robes x 3.68m into bay)

Double glazed bay window to front, built in wardrobes, radiator and ceiling light point.



Lounge

17'0 max into bay x 9'20 into recess (5.18m max into bay x 2.74m into recess)

Double glazed bay window to front, integrated feature glass gas fire, radiator and spot lights to ceiling.



Kitchen / Diner

24'02 max/ 12'03 min x 15'10 (7.37m max/ 3.73m min x 4.83m)

Double glazed bifold doors and window to rear, wall, base and drawer units, sink with drainer and mixer tap, integrated double oven, integrated gas hob with extractor over, integrated fridge freezer, dishwasher and wine fridge, skylight, two radiators, spot lights to ceiling and four ceiling light points.

Bedroom Two

13'07 x 10 (4.14m x 3.05m)

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



Bedroom Three

5'02 x 6'07 (1.57m x 2.01m)

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





Bathroom

Double glazed obscured window to rear, bath with waterfall shower over, pedestal hand wash basin, low level w/c, heated towel rail and ceiling light point.



Garage

8'02 x 16'04 (2.49m x 4.98m)

Double opening doors to front, wall mounted central heating boiler, plumbing for washing machine, power points and ceiling light point.

Rear Garden

Paved patio area, raised patio, area laid to lawn, side access and enclosed to neighbouring boundaries.



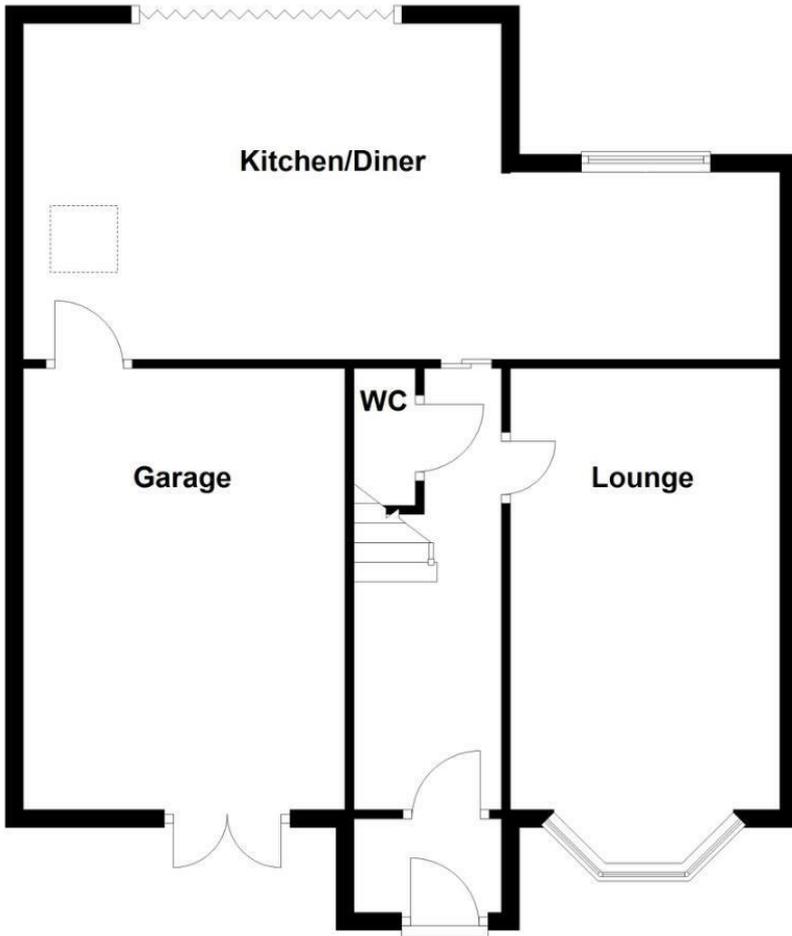
Further Information

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.

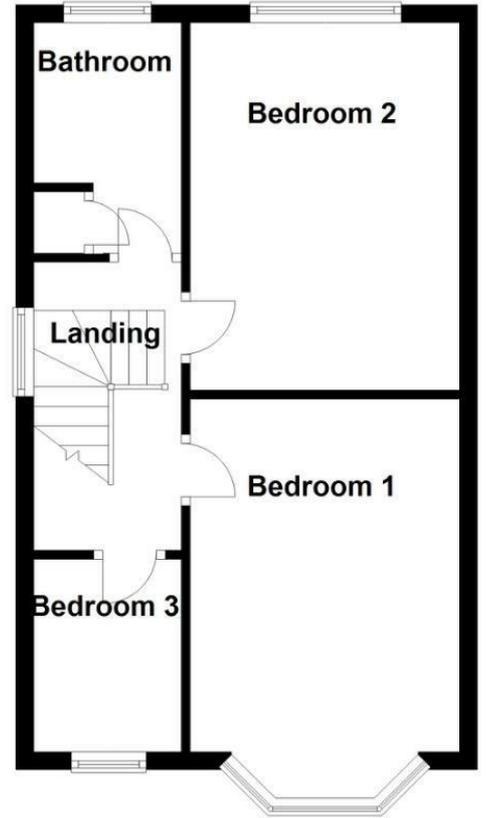
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - D
EPC Rating - E

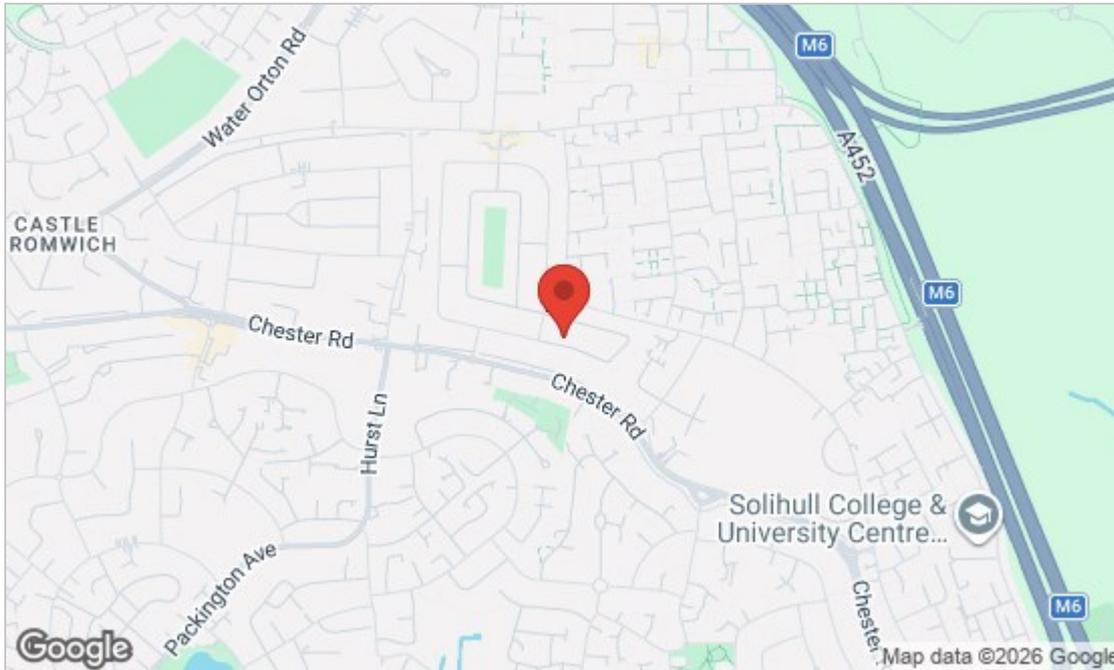
Ground Floor
Approx. 769.7 sq. feet



First Floor
Approx. 421.9 sq. feet



Total area: approx. 1191.6 sq. feet



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(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	

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