



29 Hawthorne Road, Birmingham, B36 0HH

Offers over £350,000

Well presented semi detached property in the popular location of Castle Bromwich. In brief the property comprises entrance hallway, lounge, dining area, kitchen, three bedrooms, bathroom, garden, off road parking and garage. The property also benefits from double glazing & central heating (both where specified)

Approach

Driveway to front with ample off road parking.



Hallway

Double glazed door to front, stairs to first floor accommodation, under stairs storage cupboard with ceiling light point, radiator and ceiling light point.



Lounge

9'10 10'11 max x 13'11 (3.00m 3.33m max x 4.24m)
Double glazed French doors to rear, log burner and spot lights to ceiling.



Dining Area

10'11 x 11'02 (3.33m x 3.40m)
Double glazed bay window to front, radiator and ceiling light point.



Kitchen

13 x 7'06 / 11'08 max (3.96m x 2.29m / 3.56m max)
Two double glazed windows to rear, wall base and drawer units, Belfast style sink with mixer tap, space for white goods, space for cooker, extractor hood, breakfast bar, integrated washing machine, cupboard concealing wall mounted central heating boiler, radiator and ceiling light point.



Landing

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



Bedroom One

14'10 into bay x 11'0 (4.52m into bay x 3.35m)
Double glazed bay window to front, radiator and ceiling light point.



Bedroom Two

14'08 x 10'11 (4.47m x 3.33m)
Double glazed window to rear, radiator and ceiling light point.



Bedroom Three

11'09 x 8'09 (3.58m x 2.67m)
Double glazed window to front and double glazed window to rear, radiator and ceiling light point.



Bathroom

Double glazed obscured window to rear, P shaped bath with shower over, hand wash basin with vanity below, low level w/c, heated towel rail and spot lights to ceiling.



Rear Garden

Paved patio area, mainly laid to lawn and enclosed to neighbouring boundaries.



Garage

10'10 x 15'0 (3.30m x 4.57m)

Double opening doors to front and ceiling light point.

Side Entry

Door to garden and ceiling light point.

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.

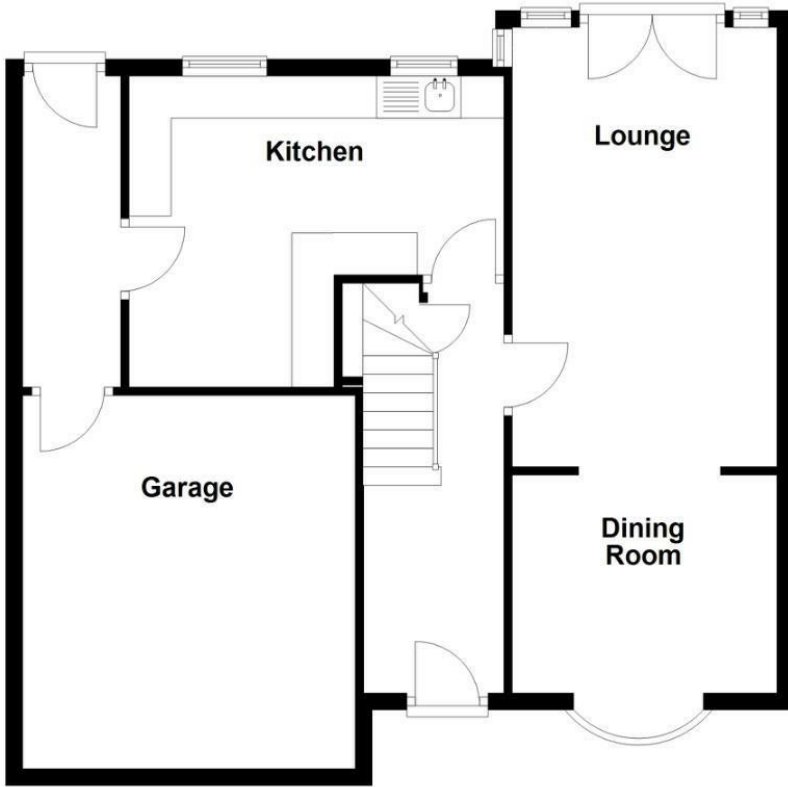
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - C

EPC Rating - D

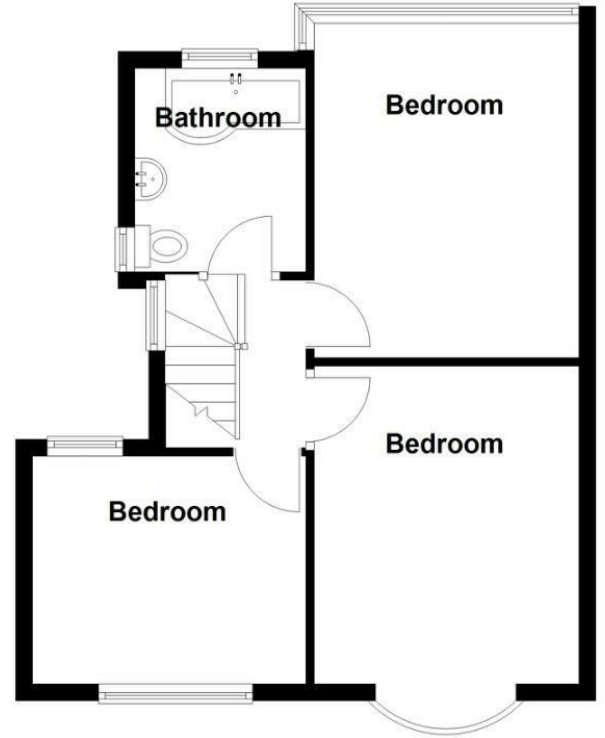
Ground Floor

Approx. 71.2 sq. metres (766.2 sq. feet)

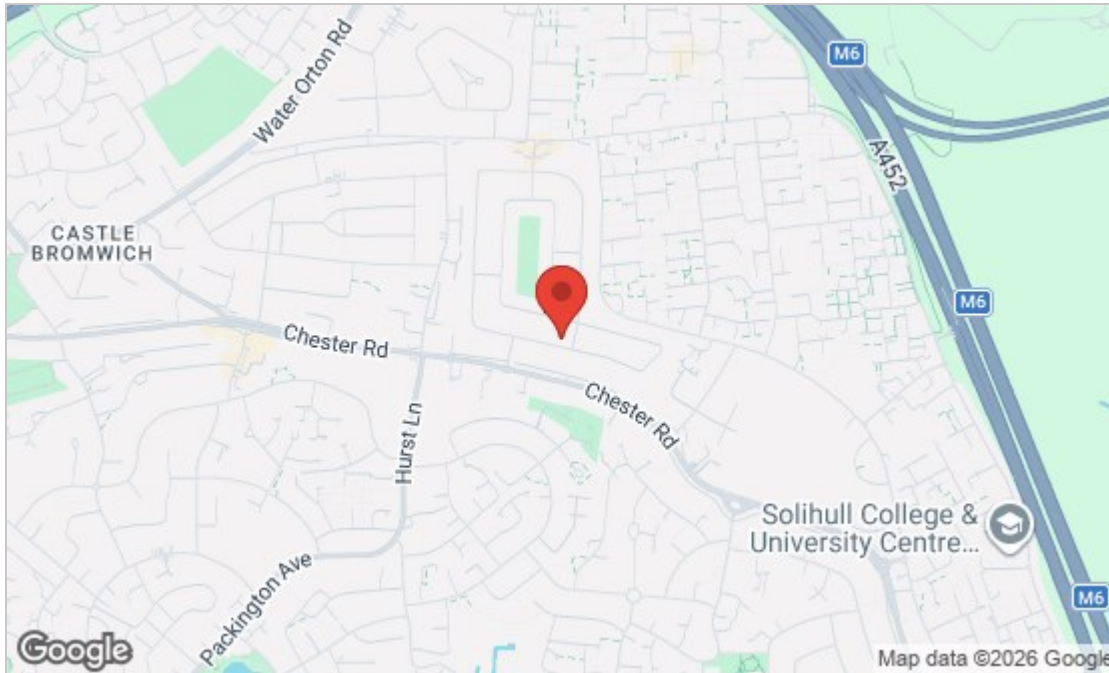


First Floor

Approx. 42.9 sq. metres (462.0 sq. feet)



Total area: approx. 114.1 sq. metres (1228.2 sq. feet)



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			
		59	77
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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