



DM&Co.
— SALES & LETTINGS —

**1 Hawkeswell Close
Solihull, B92 7BD**

A fantastic opportunity to purchase a substantial detached home offered with no upward chain. Located in a quiet cul-de-sac off St. Bernard's Road and is just a short stroll to Olton train station giving access to Birmingham City Centre, Solihull and beyond.



DETAILS

The property has been well maintained but would now benefit from some updating.

The property is approached via a good sized driveway leading to the double garage with electronically operated door. Upon entry to the house you are welcomed into a spacious entrance hall, which gives access to all of the ground floor rooms. To the front is the study which could also be used as a playroom or snug. The main living/dining room is a spacious 'L' shaped room to the rear of the house and features doors opening onto the rear garden. The breakfast kitchen is also of a good size and could be opened up to the dining room. Completing the ground floor accommodation is a useful cloakroom/WC.

The first floor comprises four good sized bedrooms, the principle bedroom having a large en-suite shower room. There is also a spacious family bathroom.



OUTSIDE

To the rear of the property is a generous sized garden which enjoys a good degree of privacy and is ideal for a growing family to enjoy.



GENERAL INFORMATION

Planning Permission & Building Regulations: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.

Tenure: Freehold.

Services: All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

Local Authority: Solihull Metropolitan Borough Council.

Council Tax Band: G.

OTHER SERVICES

DM & Co are pleased to offer the following services:-

Residential Lettings: If you are considering letting your property, please contact the office on 0121 775 0101, Option 2.

Mortgage Services: If you would like advice on the best mortgages available, please contact us on 0121 775 0101.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

FEATURES

- No Upward Chain
- Requires Updating
- Substantial Family Home
- Convenient Location
- Lounge/Dining Room
- Study
- Breakfast Kitchen with Utility
- Four Good Sized Bedrooms with Fitted Wardrobes
- En-Suite & Family Bathroom
- Private Rear Garden

SIZE

Total - 2156.00 sq ft

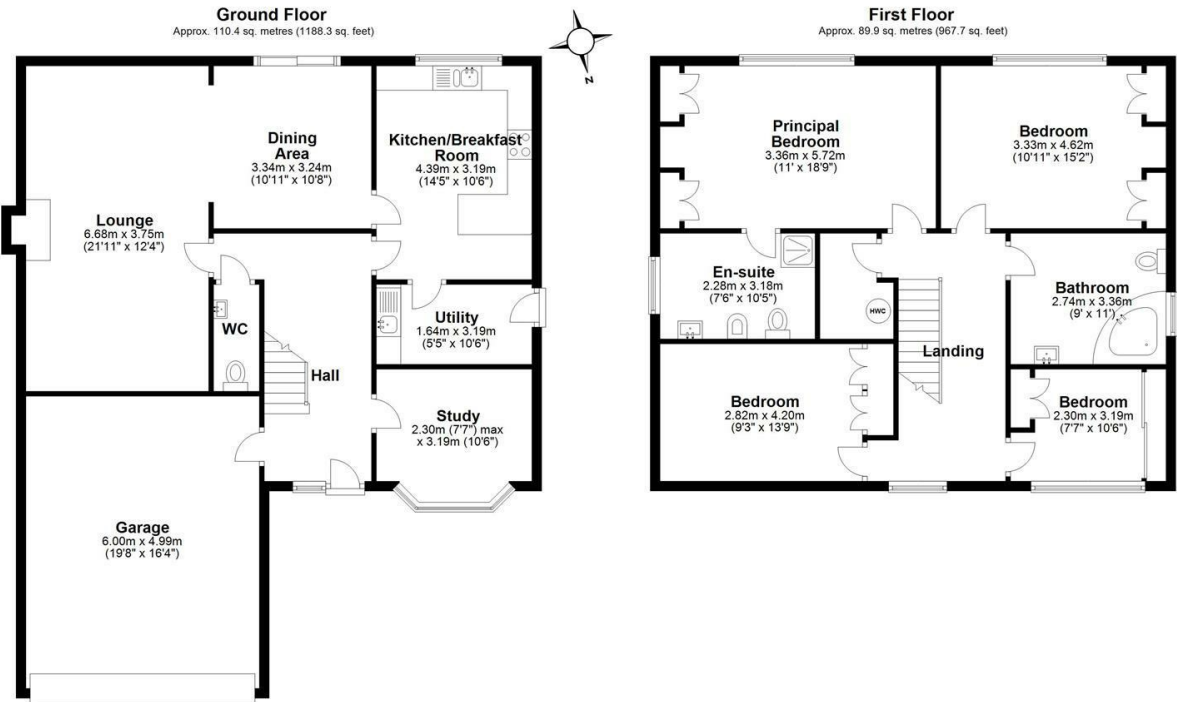
VIEWING

Book a viewing with Sole Agents DM & Co. Homes by phone or email:

📞 0121 775 0101 Option 1.

@ sales@dmandcohomes.co.uk

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Total area: approx. 200.3 sq. metres (2156.0 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement. Plan produced using PlanUp.

