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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.

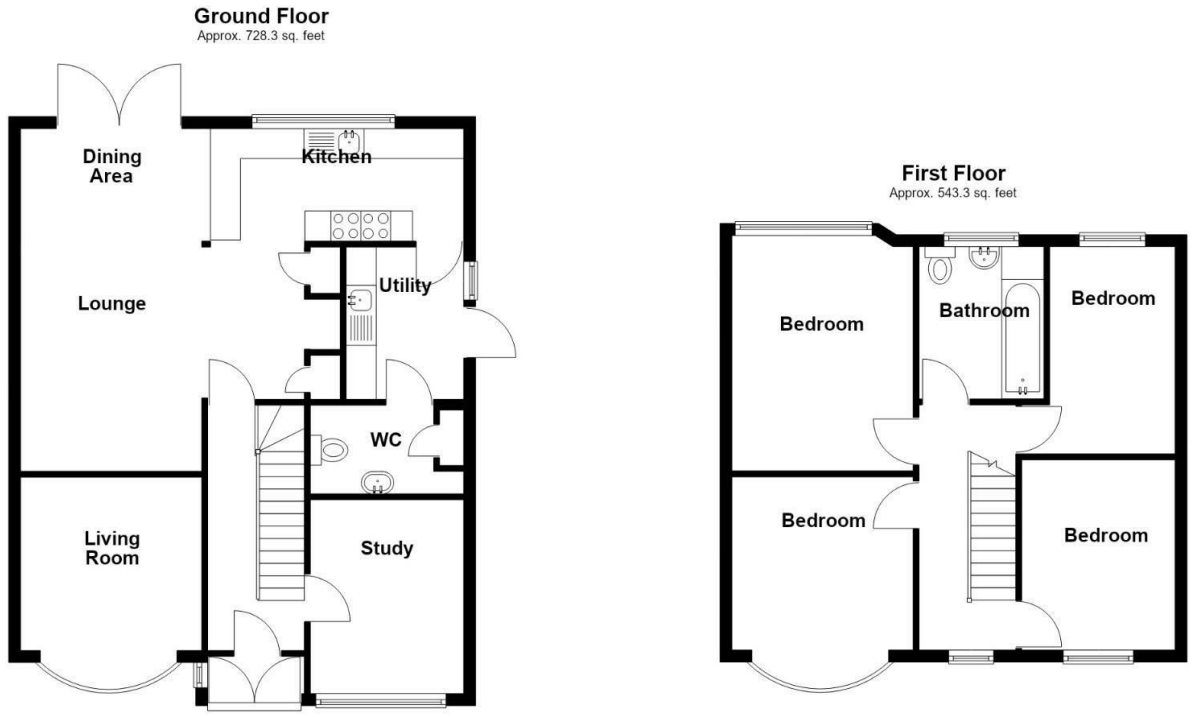
Rear Garden
Two decked areas, mainly laid to lawn and enclosed to boundaries.

Further Information

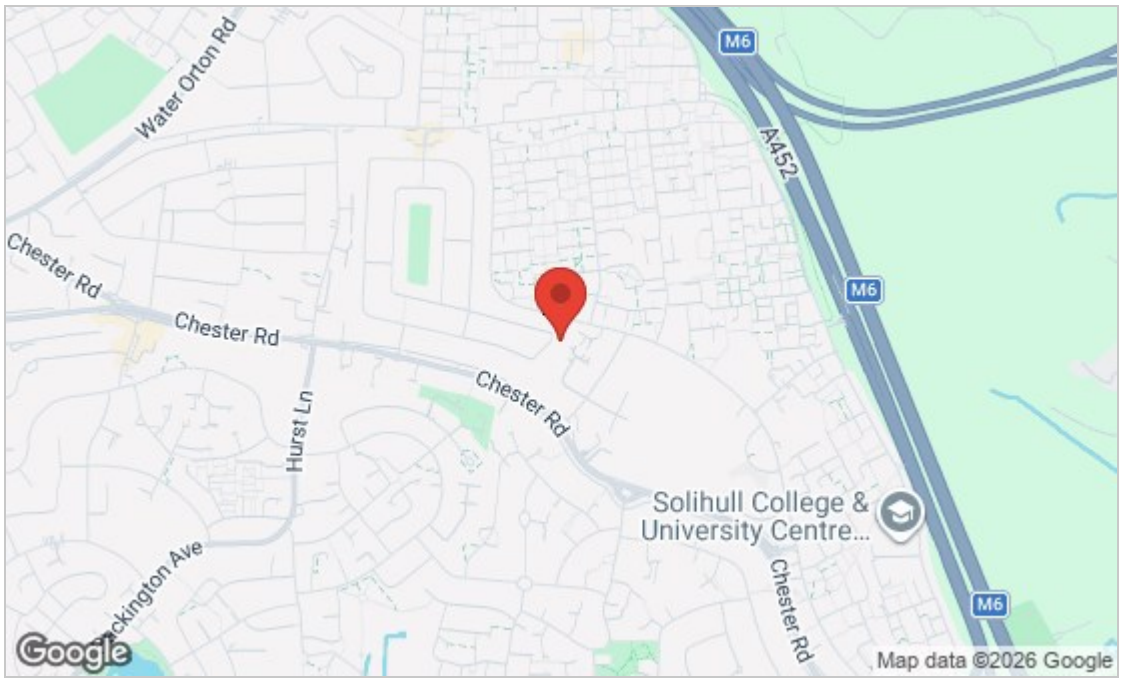
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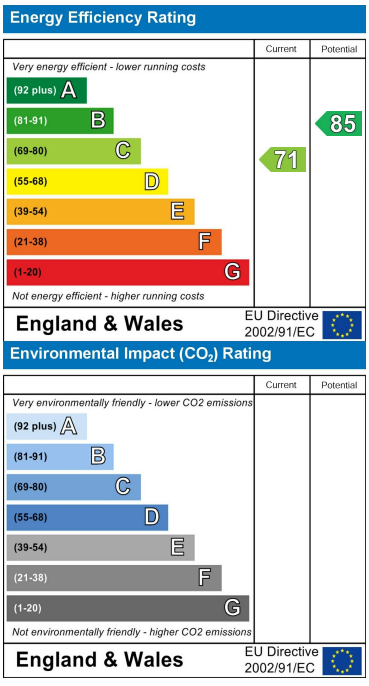
Money Laundering Regulations:intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - D
EPC Rating - C



Total area: approx. 1271.7 sq. feet





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3 Albion Terrace, Water Orton, West Midlands, B46 1ST
Tel: 01216795187
info@chambersproperty.net
www.chambersproperty.net