



smarthomes

## Hawthorn Way

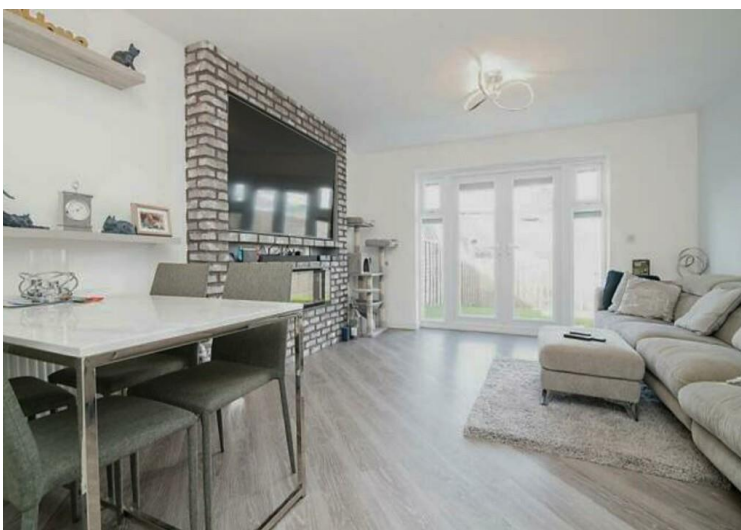
Kings Norton, Birmingham, B38 9AT

- A Recently Constructed Semi-Detached Property
- Two Double Bedrooms
- En-Suite Shower Room
- Fitted Kitchen with Integrated Appliances

**£265,000**

EPC Rating - B

Current Council Tax Band - B





## Property Description

The property is set back from the road behind a block paved driveway providing off road parking with planted shrubs to boundaries, lawn area and an obscure double glazed front door leading into

## Entrance Hallway

With ceiling light point, tiled flooring, stairs leading to the first floor accommodation and opening into





### **Fitted Kitchen to Front**

11' 10" x 6' 4" (3.61m x 1.93m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Concealed wall mounted gas central heating boiler, integrated washing machine and dishwasher, tiling to splash back areas and floor, ceiling spot lights and a double glazed window to the front aspect



### **Open Plan Lounge/Diner to Rear**

16' 1" x 13' 1" (4.9m x 3.99m) With UPVC double glazed French doors leading to rear garden, wall mounted radiator, two ceiling light points, Karndean flooring, under stairs storage cupboard and a feature media wall with a feature floating fire and hard wiring for a wall mounted TV



### **Guest W.C**

Being fitted with a modern white suite comprising a low flush W.C and wash hand basin. Obscure UPVC double glazed window to front, tiling to splash back areas and floor, radiator and ceiling light point

### **Landing**

With ceiling light point and doors leading off to



### **Bedroom One to Rear**

13' 1" max x 11' 5" max (3.99m max x 3.48m max) With double glazed window to rear elevation, radiator, ceiling light point, built in storage cupboard and door to

### **En-Suite Shower Room**

Being fitted with a modern white suite comprising of a large shower enclosure, pedestal wash hand basin and a low flush W.C. Tiling to splash prone areas and floor and ceiling spot lights



### Bedroom Two to Front

13' 1" x 9' 3" (3.99m x 2.82m) With double glazed window to front elevation, radiator, ceiling light point and Hammonds fitted wardrobes

### Family Bathroom

Being fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Tiling to splash prone areas and floor and ceiling spot lights



### Private Rear Garden

Being mainly laid to lawn with paved patio area, gated side access and panelled fencing to boundaries

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		97
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs.		
England, Scotland & Wales		EU Directive 2002/91/EC

316 Stratford Road  
Shirley  
Solihull  
West Midlands  
B90 3DN

www.smart-homes.co.uk  
shirley@smart-homes.co.uk  
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate 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.