



£248,950

Hawthorn Way, Birmingham

Semi-Detached House | 2 Bedrooms | 2 Bathrooms

01922 322988



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# Step Inside

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## Key Features

- Well Presented
- Modern Semi-Detached House
- Two Double Bedrooms
- Kitchen/Diner With Integrated Appliances
- Enclosed Rear Garden
- Driveway For Two Cars
- Family Bathroom And Downstairs W/C
- Sought After Development
- Central Heating And Double Glazing
- NHBC Buildmark insurance cover until 2029

## Property Description

Well presented two bedroom semi-detached house located in Kings Norton close to local amenities and transport links.

The accommodation briefly comprises entrance hallway, lounge, kitchen/diner with integrated appliances, downstairs W/C, two double bedrooms and a family bathroom.

The garden is well maintained and there is a driveway for two cars to the front of the property

The property also has NHBC Buildmark Insurance cover until 2029 and would make an ideal purchase for first time buyers and families.

No upward chain.

Please call or email to book in a viewing!

## Main Particulars

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**Entrance Hall** - Central heating radiator, wall mounted fuse board, door into downstairs W/C and tiled floor.

**Downstairs Cloakroom** - W/C, pedestal sink and tiled floor.

**Lounge** - 3.96m max x 4.88m max (13'00" max x 16'00" max) - Double glazed window to front, central heating radiator and alcove built under the stairs.

**Kitchen/Diner** - 3.96m x 3.35m (13'00" x 11'00") - Double glazed window to rear, double glazed french doors into the garden, central heating radiator, wall and base units with work tops over, stainless steel sink with mixer tap, integrated oven and hob with extractor over, integrated fridge/freezer, space and plumbing for a washing machine, wall mounted boiler housed in a storage cupboard, separate breakfast bar area, space for a dining table and tiled floor.

**Landing** - Central heating radiator and storage cupboard.

**Bedroom One**

- 3.94m x 3.33m (12'11" x 10'11") - Double glazed window to rear and central heating radiator.

**Bedroom Two** - 3.96m x 2.69m max (13'00" x 8'10" max) - Double glazed window to front and central heating radiator.

**Bathroom** - 2.08m x 1.93m (6'10" x 6'4") - Central heating radiator, bath with electric shower, pedestal sink with separate taps, W/C, tiled floor and part tiled walls

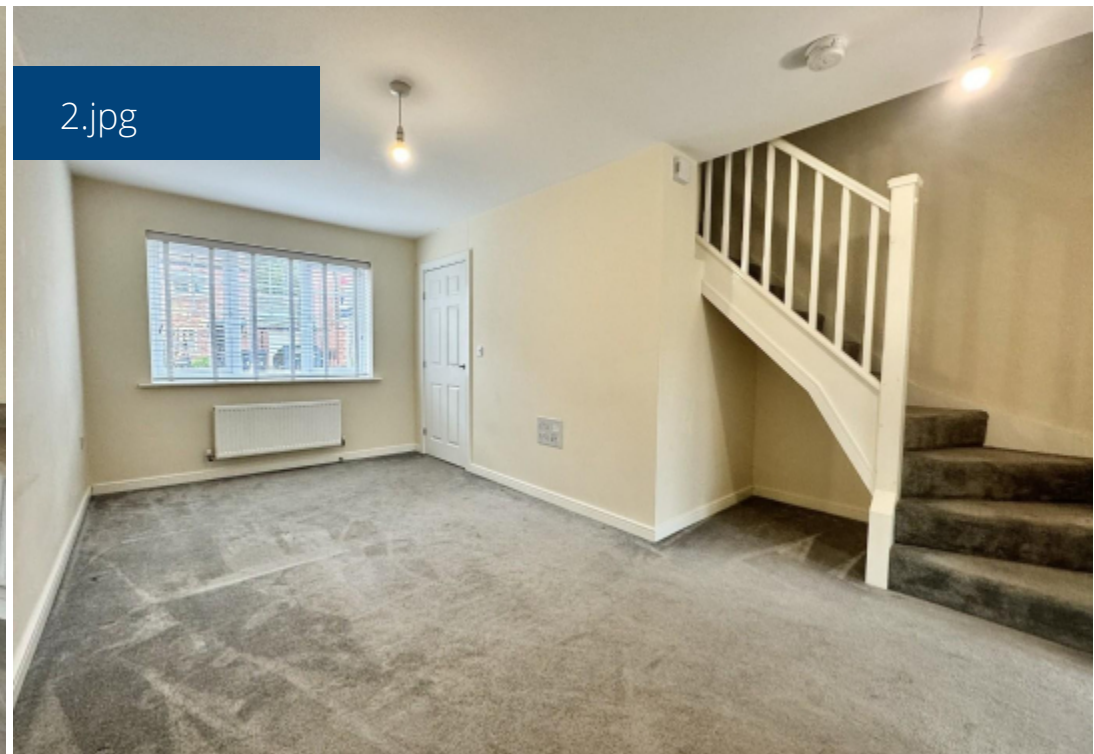
**Garden** - A well presented garden including a paved patio area, a lawned area, shrubs to the rear, wooden shed and gate to the side for access to the front drive.



5.jpg



2.jpg

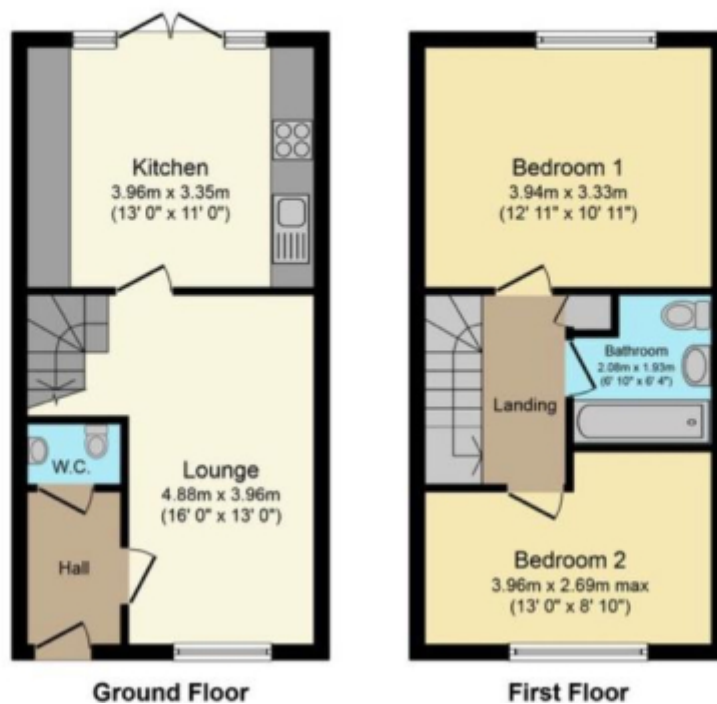


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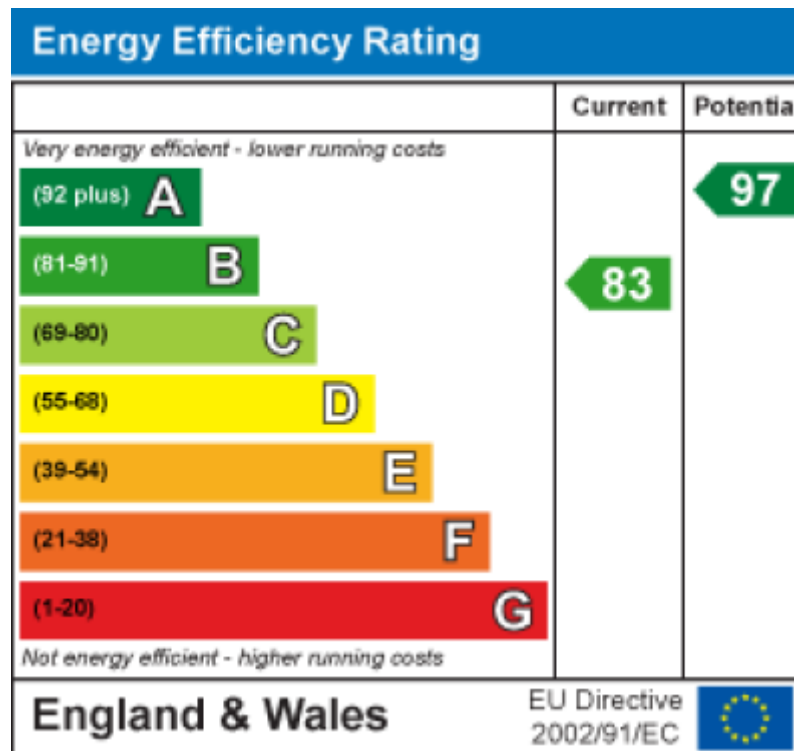
6.jpg





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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