



Hawthorn Road

REDDITCH

Offers In Excess Of:

£235,000



Three Bedroom Semi-Detached House

Features.

- THREE BEDROOMS
- FAMILY BATHROOM
- MODERN FITTED KITCHEN/DINER
- GOOD SIZED LOUNGE
- SEPARATE UTILITY ROOM WITH COVERED STORAGE
- OFF ROAD PARKING
- DETACHED GARAGE
- ENCLOSED REAR GARDEN
- POPULAR LOCATION

Description.

Summary: A particularly well presented three bedroom semi detached property offered with a modern kitchen/diner, separate utility room, detached garage, off road parking, generous rear garden and situated in the popular location of Batchley, Redditch.

Description: This property has been beautifully maintained, the accommodation briefly comprises:- An enclosed entrance hall, spacious lounge with a feature fire place and patio doors to the rear garden, a modern kitchen/diner with a range of fitted units, integrated appliances, access to the rear garden and through to the covered storage area with guest cloakroom, additional storage and utility room. A rising staircase leads to the first floor and offers the master bedroom with built in wardrobes, a well proportioned second bedroom, a third bedroom of single occupancy and the family bathroom enjoying a bath with shower over, wash basin and WC.

Outside: The front aspect of the property is approached by off road parking, access to the storage area and an enclosed porch to the main residence. The rear garden is generously proportioned with rear gated access, a neatly maintained lawn, paved patio and a separate seating area to the rear. The detached garage can also be access from the rear.

Location: Situated in Batchley, which is within close proximity to the nearby town of Redditch, offering easy access to motorway links (M42, Jct 2&3) and there are good rail and bus links. There are also excellent leisure and entertainment facilities along with cultural attractions, and the Kingfisher Shopping Centre.



Room Dimensions.

Room Dimensions:

Porch

Hall

Lounge: 13' 11" x 12' 1" (4.25m x 3.70m)

Kitchen/Diner: 19' 0" x 11' 3" (5.80m x 3.45m) max

Downstairs WC

Utility Room: 6' 3" x 6' 2" (1.92m x 1.88m)

Garage: 18' 2" x 11' 11" (5.55m x 3.65m)

Stairs To First Floor Landing

Master Bedroom: 13' 11" x 12' 3" (4.25m x 3.75m) max

Bedroom Two: 12' 3" x 9' 6" (3.75m x 2.92m)

Bedroom Three: 8' 4" x 8' 2" (2.55m x 2.50m)

Bathroom: 6' 4" x 6' 3" (1.95m x 1.92m)



Please read the following: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute a contract or part of a contract in any way. We are not surveyors or conveyancing experts therefore we cannot and do not comment on the condition, issues relating to title or other legal issues that may affect this property. Interested parties should employ their own professionals to make enquiries before carrying out any transactional decisions. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order and they have not been tested. All dimensions are approximate. We are not liable for any loss arising from the use of these details.

Hawthorn Road, Redditch

Ground Floor



First Floor



Total Area Approx (inc garage)
121.2 sq metres (1305 sq ft)

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale.
Floor Plans made using RoomSketcher.

EPC: C

COUNCIL TAX BAND: B

TENURE: Freehold

For more information on this house or to arrange a viewing please call the Redditch office on:

01527 540 654

Alternatively, you can scan below to view all of the details of this property online.



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