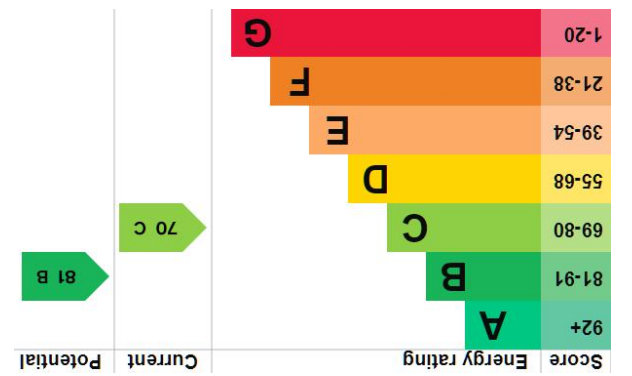


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 89.8 sq. metres (966.8 sq. feet)



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format  
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.  
 Therefore we recommend that you regularly monitor our website or email us for updates.  
 Please feel free to relay this to your Solicitor or License Conveyor.



Walmley | 0121 313 1991



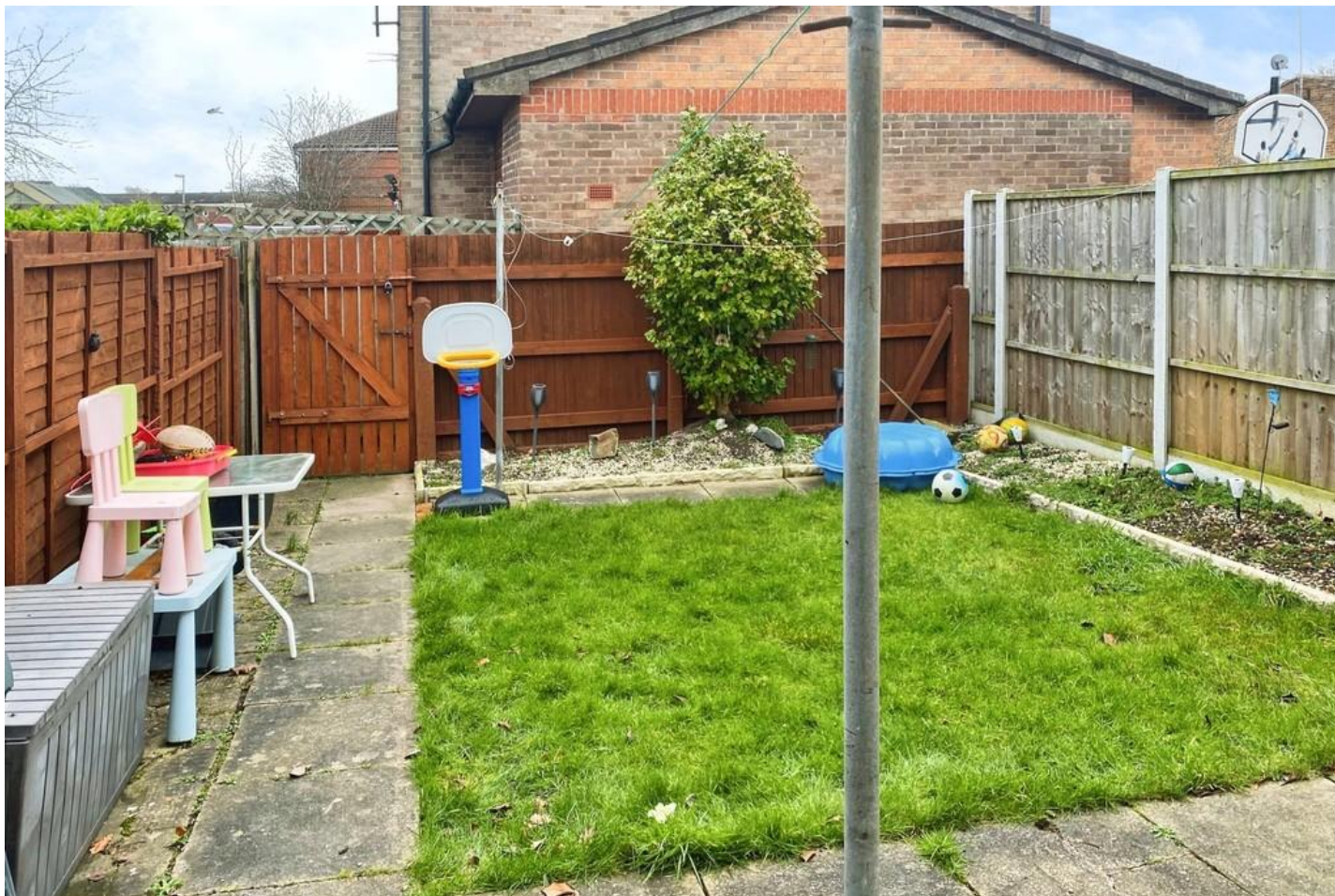
- A WELL-PRESENTED MID TERRACE HOUSE
- ATTRACTIVE LOUNGE
- SEPARATE DINING ROOM
- FITTED KITCHEN
- THREE BEDROOMS
- BATHROOM



Hawking Drive, Castle Vale, Birmingham, B35 6BP

Asking Price Of  
 £175,000





## Property Description

**IDEAL FOR A FIRST TIME PURCHASE OR INVESTMENT OPPORTUNITY!** This well presented three bedroom mid terrace property occupies this popular residential location, close to amenities including local schools and shops. With public transport on hand and transport links providing easy access into Birmingham City Centre and motorway connections. The accommodation in brief comprises; entrance porch, hallway, attractive lounge, separate dining room, fitted kitchen, landing, three bedrooms, bathroom, outside the property is set back behind a lawned fore garden and to the rear is a well maintained enclosed rear garden.

**ENCLOSED ENTRANCE PORCH** Being approached via entrance door with double glazed side screen, useful built in storage cupboard and door leading through to:-

**HALLWAY** Having laminate flooring, stairs off to first floor accommodation, radiator and doors off to lounge and dining room.

**LOUNGE** 12' 3" x 13' 10" (3.73m x 4.22m) Having laminate flooring, double glazed window to front and radiator.

**DINING ROOM** 10' 8" x 8' 10" (3.25m x 2.69m) Having laminate flooring, radiator, double glazed door with matching side screens giving access out to rear garden and door through to kitchen.

**KITCHEN** 8' 6" x 7' 2" (2.59m x 2.18m) Having a matching range of wall and base units with worktop surfaces over incorporating inset sink unit with mixer tap and tiled splash back surrounds, space for cooker, space and plumbing for washing machine, space for fridge/freezer and useful built in storage cupboard.

**LANDING** Approached via staircase and having airing cupboard, further built in storage cupboard and doors off to bedrooms and bathroom.

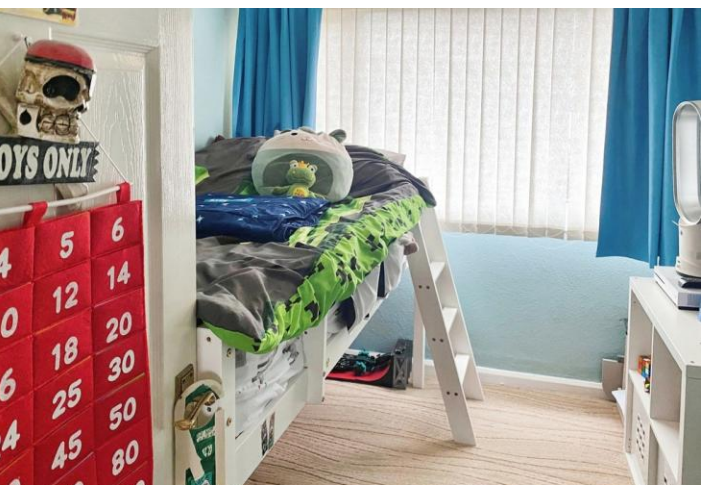
**BEDROOM ONE** 11' 10" x 10' 10" (3.61m x 3.3m) With double glazed window to front and radiator.

**BEDROOM TWO** 10' 8" x 8' 8" (3.25m x 2.64m) Having double glazed window to rear and radiator.

**BEDROOM THREE** 8' 10" x 7' 2" (2.69m x 2.18m) With double glazed window to front and radiator.

**BATHROOM** Having a white suite comprising; panel bath, pedestal wash hand basin, low flush WC, part tiling to walls and two opaque double glazed windows to rear.

**OUTSIDE** To the rear is a neat enclosed rear garden with paved patio and



pathway leading to neat lawned garden with fencing to perimeter and gated access to rear.

Council Tax Band A Birmingham City Council

Predicated mobile phone coverage and broadband services at the property.

Mobile coverage - voice available for EE, Three, O2, Vodafone and data available for EE, Three, O2, Vodafone

Broadband coverage -

Broadband Type = Standard Highest available download speed 3 Mbps.

Highest available upload speed 0.4Mbps.

Broadband Type = Superfast Highest available download speed 74 Mbps.

Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1000Mbps.

Highest available upload speed 100Mbps.

Networks in your area - Openreach, Virgin Media

**FIXTURES AND FITTINGS** as per sales particulars.

**TENURE**

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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