



smarthomes

## Hawthorn Way

Kings Norton, Birmingham

- A Beautifully Presented Mid Terraced Property
- Two Good Sized Bedrooms
- Lounge Diner
- Two Allocated Parking Spaces

**£265,000**

Current EPC Rating 84 (B)  
Current Council Tax Band B



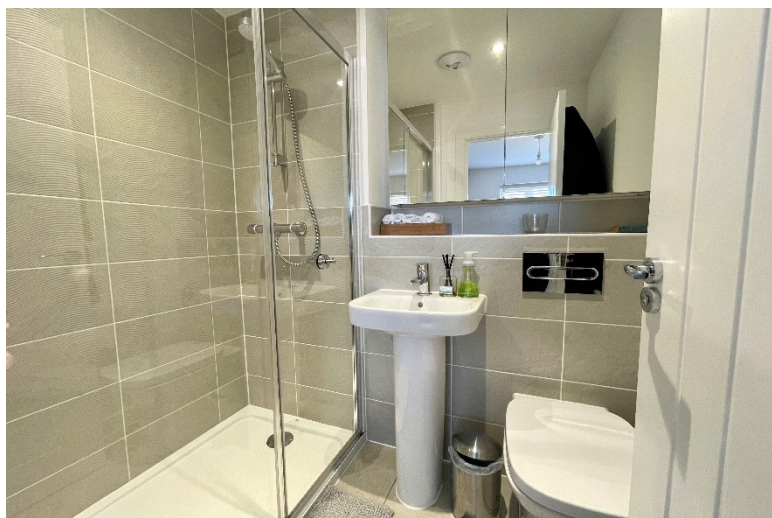
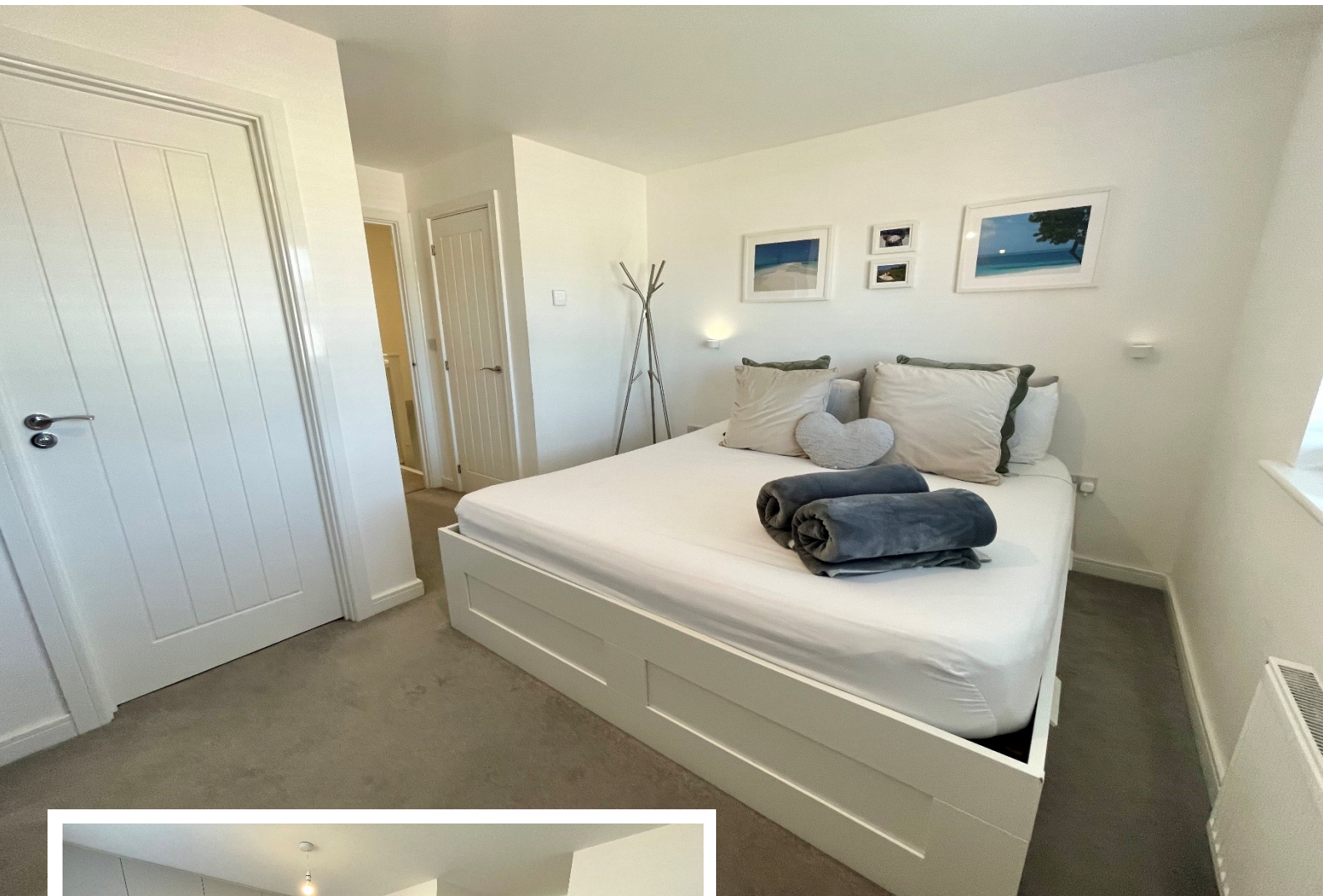


## Property Description

A beautifully presented mid terraced property briefly affording two good sized bedrooms, kitchen, lounge diner, en suite and family bathroom, rear garden, two allocated parking spaces and electric car charger

### Tenure

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



## Rooms & Measurements

Entrance Hall

Guest WC

Kitchen - 1.73m x 3.66m (5'8" x 12'0")

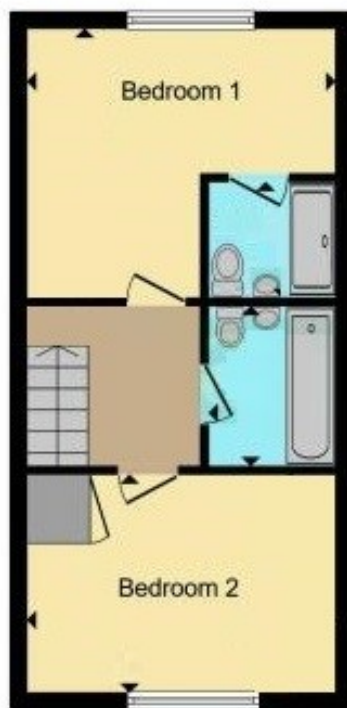
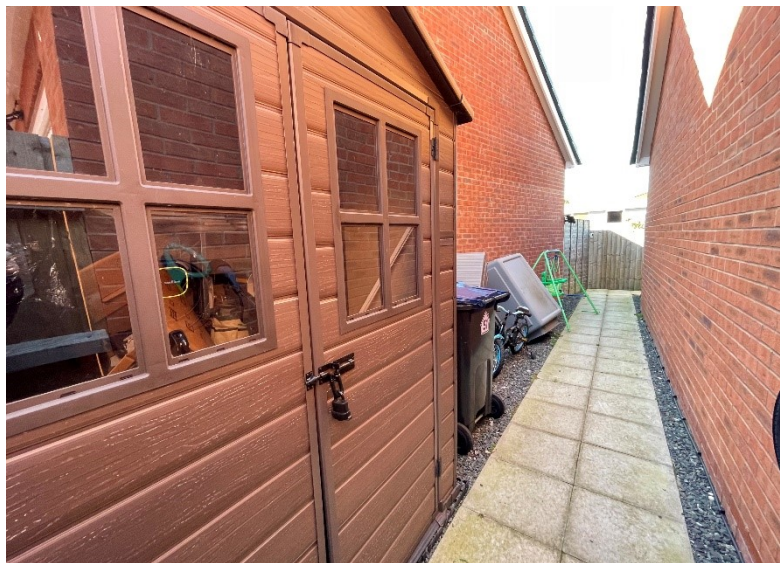
Lounge Diner - 3.96m x 5.08m (13'0" x 16'8")

Bedroom One - 3.35m x 2.87m (11'0" (to wardrobes) x 9'5")

En Suite - 1.83m x 1.45m (6'0" x 4'9")

Bedroom Two - 3.89m x 2.44m (12'9" x 8'0")

Bathroom - 1.65m x 1.83m (5'5" x 6'0")



316 Stratford Road  
Shirley  
Solihull  
B90 3DN

[www.smart-homes.co.uk](http://www.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 and 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.