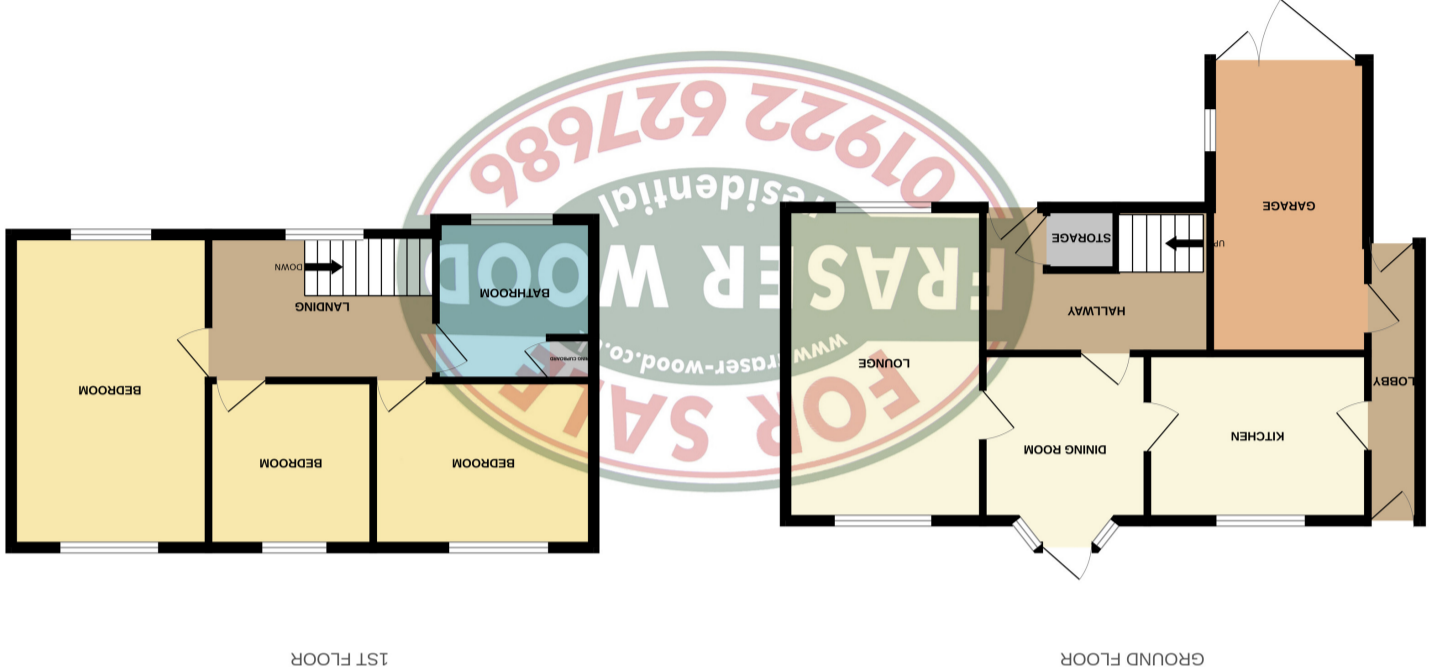




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	67
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England, Scotland & Wales	



4 Hawthorn Road, Streetly, B74 3HY

OFFERS REGION £450,000





#### 4 HAWTHORN ROAD, STREETLY

This three bedroomed detached house occupies a pleasant position in this highly regarded residential area of Streetly, close to Foley Road East, Thornhill Road and Chester Road, and is well served by all amenities.

Although in need of modernisation/refurbishment, the property affords an excellent opportunity for the discerning purchaser and briefly comprises the following:- (all measurements approximate)

#### RECEPTION HALL

having UPVC entrance door, ceiling light point, central heating radiator, coved cornices, built-in stores cupboard and stairs off to first floor.

#### LOUNGE

4.91m x 3.08m (16' 1" x 10' 1") having UPVC double glazed window to front, ceiling light point central heating radiator, coved cornices, brick built fireplace surround, two wall light points and UPVC double glazed window to rear.

#### DINING ROOM

3.44m x 2.52m (11' 3" x 8' 3") having UPVC double glazed angular bay window and door to rear garden, ceiling light point, central heating radiator and coved cornices.

#### KITCHEN

3.47m x 2.61m (11' 5" x 8' 7") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, electric cooker point, ceiling light point, central heating radiator, plumbing for automatic washing machine, appliance space, UPVC double glazed window to rear and door to side.

#### SIDE PASSAGEWAY

having doors to front and rear and wall light point.



#### FIRST FLOOR LANDING

having UPVC double glazed window to front and ceiling light point.

#### BEDROOM NO 1

4.89m x 3.08m (16' 1" x 10' 1") having UPVC double glazed window to front, ceiling light point, two central heating radiators, wall light point, coved cornices and UPVC double glazed window to rear.

#### BEDROOM NO 2

3.45m x 2.62m (11' 4" x 8' 7") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

#### BEDROOM NO 3

2.61m x 2.55m (8' 7" x 8' 4") having UPVC double glazed window to rear, ceiling light point, central heating radiator, wooden flooring and coved cornices.

#### BATHROOM

having white suite comprising panelled bath with fitted shower unit, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, ceiling light point, central heating radiator, airing cupboard and UPVC double glazed window to front.



#### OUTSIDE

#### FRONT DRIVEWAY

providing off-road parking for several vehicles, gravelled area and pathway to front entrance door.

#### GARAGE

4.87m x 2.43m (16' 0" x 8' 0") having 70/30 split doors to front and double glazed window to side.



#### ENCLOSED REAR GARDEN

with timber fencing surrounds, paved patio area, lawn, a variety of trees and shrubs, timber garden shed and side access gate.

#### SERVICES

Company water, gas, electricity and mains drainage are available at the property. Please note, however, that no tests have been applied in respect of any services or appliances.

#### TENURE

We are informed that the property is FREEHOLD although we have not had sight of the Title Deeds to verify this and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

#### FIXTURES & FITTINGS

Items in the nature of fixtures and fittings are excluded unless mentioned herein..

#### COUNCIL TAX

We understand from www.voa.gov.uk that the property is listed under Council Tax Band E with Walsall Council.

#### VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/26/07/24

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#### MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

#### NOTICE FOR PEOPLE VIEWING PROPERTIES

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the Agent accept any responsibility or liability as a result of any such viewing.

We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.