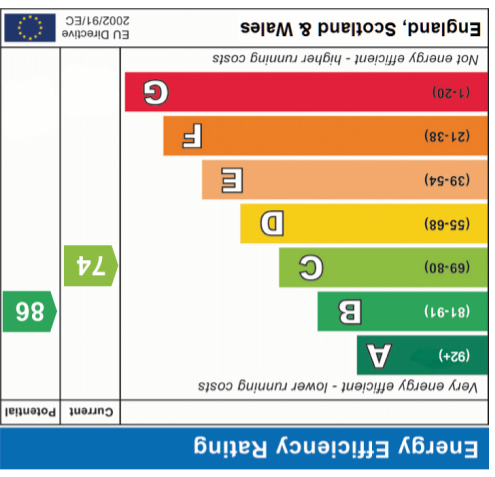




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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



16 Hawthorn Road, Sheffield, WS4 1PD

OFFERS REGION £190,000



16 HAWTHORN ROAD, SHELFIELD

This three bedroomed end town house is conveniently situated in this popular residential area, being well served by local amenities including public transport services to neighbouring areas, schools for children of all ages and local shopping facilities.

The property has the benefit of off-road parking facilities and briefly comprises the following:- (all measurements approximate)

RECEPTION HALL

having UPVC entrance door, ceiling light point, central heating radiator, stairs to first floor and under stairs store cupboard.

LOUNGE

17' 2" maximum x 9' 11" (5.23m x 3.02m) having UPVC double glazed window to front, two ceiling light points, coved cornices, laminate flooring, central heating radiator, feature fireplace surround with electric fire and UPVC double glazed window to side.

KITCHEN

14' 8" x 10' 4" (4.47m x 3.15m) having inset sink unit, wall, base and drawer cupboards, roll top work surfaces, built-in oven with four-ring electric hob, appliance space, plumbing for dishwasher, strip light and UPVC double glazed window to rear.



LOBBY

having door to rear garden, ceiling light point and door to side.

GUEST CLOAKROOM

having low flush w.c. and ceiling light point.

UTILITY ROOM

9' 11" x 8' 3" (3.02m x 2.51m) having UPVC double glazed window to rear, ceiling light point, appliance space and plumbing for automatic washing machine.



FIRST FLOOR LANDING

having UPVC double glazed window to side, ceiling light point, loft hatch and airing cupboard housing the central heating boiler.

BEDROOM NO 1

13' 7" x 9' 9" (4.14m x 2.97m) having two UPVC double glazed windows to front, ceiling light point and central heating radiator.

BEDROOM NO 2

11' 1" x 10' 4" (3.38m x 3.15m) having UPVC double glazed window to rear, ceiling light point and central heating radiator.

BEDROOM NO 3

9' 10" x 6' 11" (3.00m x 2.11m) having UPVC double glazed windows to front and side, ceiling light point and central heating radiator.



BATHROOM

having white suite comprising panelled bath with fitted shower unit, pedestal wash hand basin, low flush w.c., splash back surrounds, pin spot lighting, heated towel rail and UPVC double glazed window to rear.

OUTSIDE

FRONT DRIVEWAY

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

ENCLOSED REAR GARDEN

with timber fencing surround, paved patio area, lawn, gravelled area and a variety of trees and shrubs.



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 for confirmation and prospective purchasers are advised to clarify the position via their Solicitors.

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 A with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/18/10/23

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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 TO PARTIES 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.