

# DRAKES

ESTATE AGENTS



Hawthorn Way, Kings Norton, B38 9AT

£260,000

- A Modern Semi-Detached Property
- Two Bedrooms
- Guest WC
- Lounge
- Beautiful Dining Kitchen to rear
- Modern Bathroom
- Landscaped Rear Garden
- Off Road Parking
- Remaining 5 Year NHBC Warranty



SCAN TO VIEW  
VIRTUAL TOUR

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- Lounge to front - 5.16m x 2.59m (16'11" x 8'6" extending to 13')
- Dining Kitchen to Rear - 3.94m x 3.3m (12'11" x 10'10")
- Bedroom One to rear - 3.94m x 3.3m (12'11" x 10'10")
- Bedroom Two to front - 2.72m x 3.94m (8'11" max 7' min x 12'11")
- Bathroom to side - 2.34m x 1.68m (7'8" x 5'6")

This attractive modern semi-detached property sits back from the road behind a driveway providing off-road parking for two vehicles. The reception hall has doors to the guest WC and lounge. The lounge is pleasant, bright and airy with stairs rising to the first floor and a door to the dining kitchen. The full-width dining kitchen is fitted with modern units and appliances. Upstairs there are two bedrooms and a modern bathroom. The rear garden has a lovely patio, a well-maintained lawn and a private southerly aspect.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92 plus)		96
B	(81-91)	83	
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



COUNCIL TAX BAND: B  
 EPC Rating: B  
 Tenure: Freehold

The vendor advises that the property is Freehold. There is an annual service charge of approx. £200 Drakes Estate Agents will not be held responsible should this information be incorrect and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

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