

**AP MORGAN**



**Hawker Close, Birmingham**  
Offers in the region of £500,000



**Features:**

- Four double bedrooms
- Spacious kitchen/diner
- Generous lounge
- Ensuite
- Family bathroom
- Ground floor WC
- Secondary reception room
- Large rear garden
- Off street parking

**Description:**

This four-bedroom detached house presents a generous lounge, a spacious kitchen/diner, four double bedrooms, a family bathroom, an ensuite, ground floor WC, secondary reception room, utility, large rear garden and off-street parking.

Approaching the property there is a tarmac drive with space for parking multiple vehicles allowing access to the front and side access to the rear garden. There is also a grass laid front lawn bordered by low hedging.

Entering to the hall, there is immediate access to the generous lounge which gives space for multiple suites while being a bright room illuminated by the front facing bay window. The spacious fitted kitchen/diner presents plenty of counterspace and an integral double electric oven, gas hob, sink, dishwasher, fridge freezer alongside space/plumbing for freestanding appliances. There is also room for a large dining table and chairs, presented is an integral storage cupboard and access to the rear garden through double French doors. The ground floor is completed by a WC, secondary reception room and a separate utility which also allows rear access.

Ascending to the first floor, the landing presents Bedroom One, a large double looking to the front aspect with an adjoining ensuite shower room, with a washbasin, WC and large shower. Bedroom two also a double, Bedroom three is also a double looking to the rear and Bedroom four is the last double bedroom of the property. The bathroom presents a washbasin, WC and bath/shower.

The rear garden opens to a paved patio area perfect for outdoor furniture, continuing to a grass laid lawn which is bordered by wooden panel fencing, this is a versatile space.



Situated in Birmingham, a short drive to local amenities, this property is close to schools and supermarkets, shops, restaurants, and bars. Local public transport links like the nearby train station are also easily accessed with the M42, allowing access to major road networks.

**Details:**

**Hall**

**Lounge** 14'2" x 13'4" (4.32m x 4.06m) Both Max

**Kitchen/Diner** 12'6" x 21'3" (3.8m x 6.48m) Both Max

**WC** 3'2" x 5'10" (0.97m x 1.78m)

**Secondary Reception Room** 13'1" x 9'10" (4m x 3m)

**Utility Room** 7'2" x 9'10" (2.18m x 3m)

**Landing**

**Bedroom One** 14'6" x 11' (4.42m x 3.35m) Both Max

**Ensuite** 6'8" x 6'1" (2.03m x 1.85m) Both Max

**Bedroom Two** 9'4" x 11' (2.84m x 3.35m)

**Bedroom Three** 10'11" x 13'7" (3.33m x 4.14m)

**Bedroom Four** 9'4" x 13'7" (2.84m x 4.14m)

**Bathroom** 5'11" x 6'1" (1.8m x 1.85m)

**EPC Rating:** B

**Council Tax Band:** E (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 827 6827.





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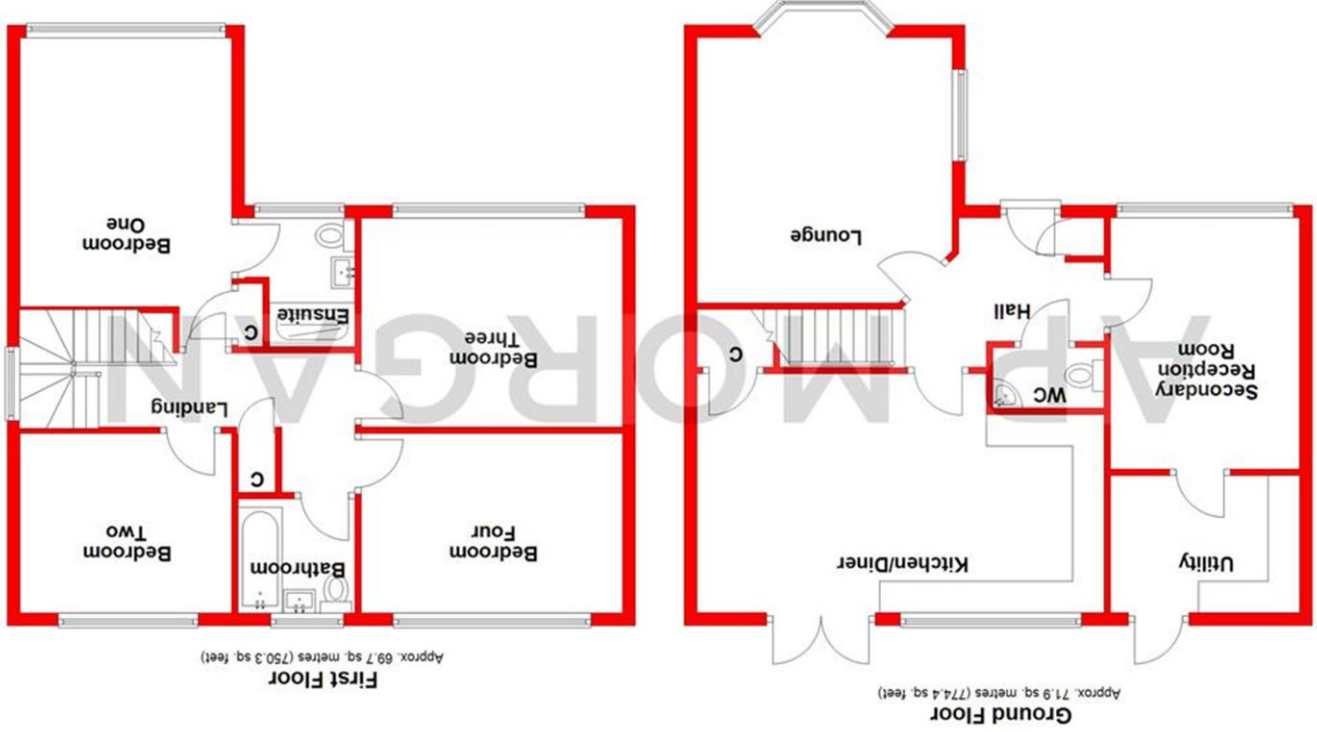
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