



Hawksworth Crescent, Chelmsley Wood Birmingham B37 6UJ

welcome to

Hawksworth Crescent, Chelmsley Wood Birmingham

****50% SHARED OWNERSHIP**DETACHED COACH HOUSE**FIRST FLOOR**LOUNGE AND SEPARATE KITCHEN**TWO BEDROOMS**ENSUITE TO MASTER BEDROOM**SHOWER ROOM**GARAGE AND PARKING SPACE**NO CHAIN**



Entrance Porch

Radiator, loft access and ceiling light point.

Hallway

Radiator, laminate flooring, ceiling light point and stairs up to first floor.

Lounge

Two double-glazed window to front, two radiators, laminate flooring and coving.

Kitchen

Double-glazed window to rear and side, spotlights, cupboards, drawers and base units, roll top work surface, stainless steel sink and drainer, plumbing for washing machine and laminate flooring.

Bedroom One

Double-glazed window to front, radiator, ceiling light point laminate flooring and door to ensuite.

Ensuite

Double-glazed window to rear, radiator, ceiling light point walk in shower, vanity sink and low level w.c.

Bedroom Two

Two double-glazed windows to front, ceiling light point, radiator and laminate flooring.

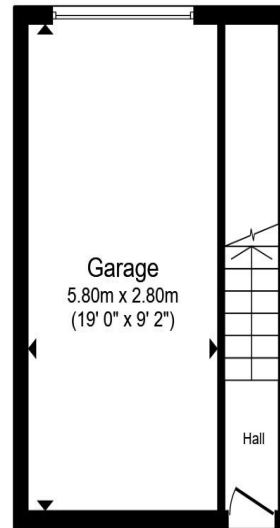
Garage

Ceiling light point, double-glazing to front and allocated parking space.

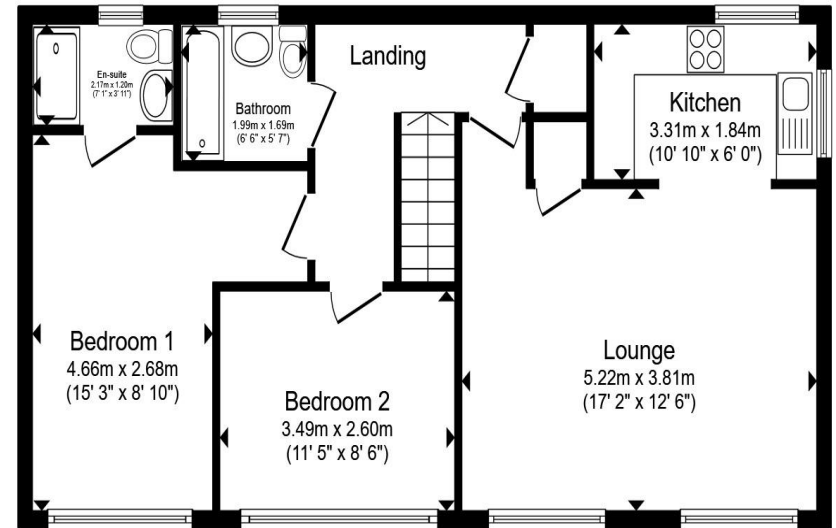
Agents Note

Please note measurements have been taken by an external company and should only be used as a guide.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor

Total floor area 88.3 m² (951 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online shipways.co.uk/Property/CAB112602



welcome to

Hawksworth Crescent, Chelmsley Wood Birmingham

- 50% SHARED OWNERSHIP
- TWO-BEDROOM DETACHED COACHHOUSE
- ENSUITE TO MASTER BEDROOM
- GARAGE AND ALLOCATED PARKING SPACE
- OPEN OUTLOOK TO THE FRONT

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

£75,000



Please note the marker reflects the
postcode not the actual property

view this property online shipways.co.uk/Property/CAB112602

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Feb 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
CAB112602 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

shipways



0121 747 4722



castlebromwich@shipways.co.uk



258 Chester Road, Castle Bromwich,
BIRMINGHAM, West Midlands, B36 0JE



shipways.co.uk