



Hawfield Grove,
Sutton Coldfield, B72 1YD

£650,000

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Paul Carr Estate Agents are excited to bring to the market this large SIX BEDROOM Detached family home located on the quiet cul de sac Hawfield Grove. Situated close to local shops, amenities, and schooling for all ages.

Approached via a block paved driveway suitable for multiple vehicles alongside a front garden. Upon entry, you are welcomed by an inviting hallway leading into the ground floor living area. The kitchen is a modern suite with an array of wall and base units and plenty of countertop space, and space for suitable fitted appliances. The lounge is a great family space, with an electric fireplace, and an inner hallway leading into a snug room. Completing the downstairs is a utility room, integral garage, and a bedroom with walk in wet room.

Heading upstairs to the first floor you are presented with FIVE bedrooms, four of which are good sized double rooms, and then a smaller but still generously sized fifth bedroom. The main bedroom has an en-suite shower room. The family bathroom is also a modern suite with a bathtub and shower over, hand wash unit and WC.

Externally, the home has an east facing rear garden with a paved patio space, fencing and shrubs to the perimeter.

Viewing this impressive family home is highly recommended!





Property Specification

SIX BEDROOM DETACHED HOME
TWO EN-SUITES
QUIET CUL DE SAC
INTEGRAL GARAGE
USEFUL UTILITY ROOM

Lounge 5.63m (18'5") x 4.00m (13'1")

Kitchen 3.40m (11'2") x 2.60m (8'6")

Dining Area 4.00m (13'1") x 3.07m (10'1")

Snug 4.08m (13'5") x 1.88m (6'2")

Utility Room 4.08m (13'5") x 1.80m (5'11")

Bedroom 6 3.42m (11'3") x 2.60m (8'6")

Wet Room 3.42m (11'3") x 1.70m (5'7")

WC 1.70m (5'7") x 1.25m (4'1")

Bedroom 1 4.90m (16'1") x 4.60m (15'1")

En-suite 2.20m (7'3") x 1.70m (5'7")

Bedroom 2 3.90m (12'10") max x 3.80m (12'6")

Bedroom 3 3.90m (12'10") x 2.81m (9'3")

Bedroom 4 3.20m (10'6") x 2.80m (9'2")

Bedroom 5 2.81m (9'3") x 2.50m (8'2")

Bathroom 2.81m (9'3") x 1.90m (6'3")

Garage 4.62m (15'2") x 4.08m (13'5") max

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 22nd May 2024

Viewer's Note:

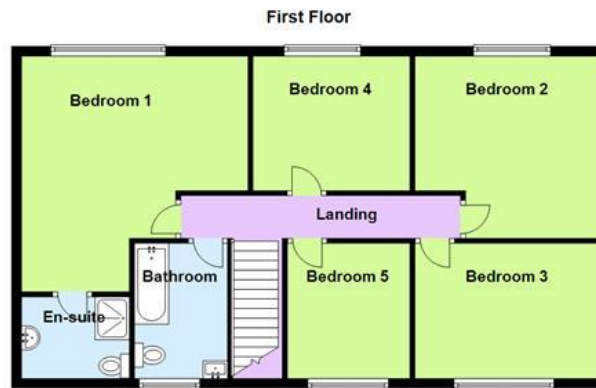
Services connected: water, gas, electric and drainage

Council tax band: E

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

