



Hawthorn Drive, Burton Green

Offers in Region of £315,000





PROPERTY OVERVIEW

This well presented two bedroom semi-detached property is situated on a larger than average plot and is located midway between Kenilworth & Balsall Common and is available to purchase with no onward chain. Having been built by Cala Homes in 2019 and therefore benefitting from the remainder of the NHBC guarantee the property offers a ready to move into home in a sought after village location within Balsall Common School Catchment area. In summary the property provides potential purchasers with:- entrance hallway, guest WC, living room, breakfast kitchen with integrated appliances, two bedrooms (1 x ensuite) and a family bathroom.

Outside there is a well proportioned rear garden with full height fencing to all sides and a double length driveway to the side of the property.

Viewing is by appointment with Xact on 01676 534 411.



- Two Bedroom, Semi Detached
- No Onward Chain
- Beautifully Presented Throughout
- Breakfast Kitchen
- Large Living Room
- En-Suite Principal Bedroom
- Good Size Rear Garden
- Driveway Parking
- Balance of NHBC Guarantee



PROPERTY LOCATION

Burton Green is located midway between Kenilworth & Balsall Common and is ideally situated for access to the A45 and onwards to the wider midlands motorway network in addition to Tile Hill train station and Warwick University. Further commuting routes are readily accessible to Warwick, Leamington & Solihull, Coventry & Birmingham. To reach the property turn into Red Lane (either from the Cromwell Lane or Birmingham Road end) and then take the turn opposite the newly built village hall into Burrow Hill Lane, proceed to the top of the road and turn left into Maple Lane and then first left into Hawthorn Drive.

Council Tax band: D

Tenure: Freehold

ENTRANCE HALLWAY

6' 7" x 3' 11" (2.01m x 1.19m)

WC

BREAKFAST KITCHEN

14' 10" x 12' 10" (4.52m x 3.91m)

LIVING ROOM

14' 10" x 11' 10" (4.52m x 3.61m)

FIRST FLOOR

PRINCIPAL BEDROOM

14' 10" x 12' 7" (4.52m x 3.84m)

ENSUITE

BEDROOM TWO

11' 6" x 7' 7" (3.51m x 2.31m)

BATHROOM

6' 11" x 6' 6" (2.11m x 1.98m)

TOTAL SQUARE FOOTAGE

69.0 sq.m (743 sq.ft) approx.





OUTSIDE THE PROPERTY

REAR GARDEN

DOUBLE LENGTH DRIVEWAY

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, washer/dryer, some carpets, curtains and blinds, all light fittings, CCTV, car charging point (fitted in 2020) and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

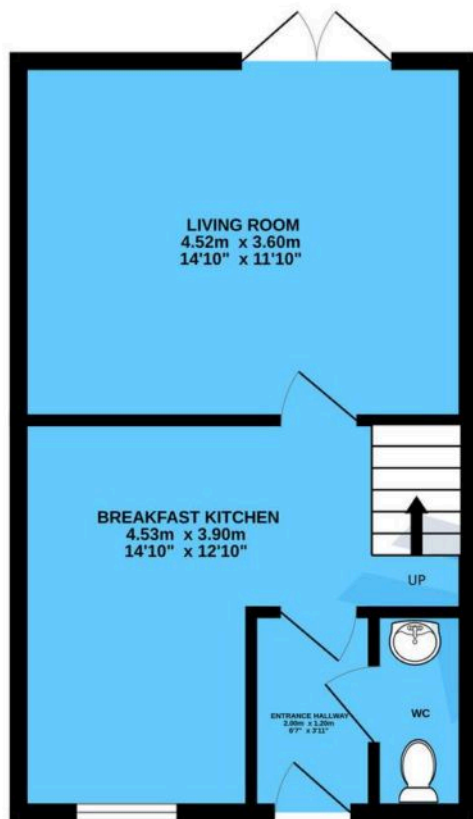
Services - water on a meter, mains gas and sewers. Broadband - FTTP (fibre to the premises). Loft space - boarded.

INFORMATION FOR POTENTIAL BUYERS

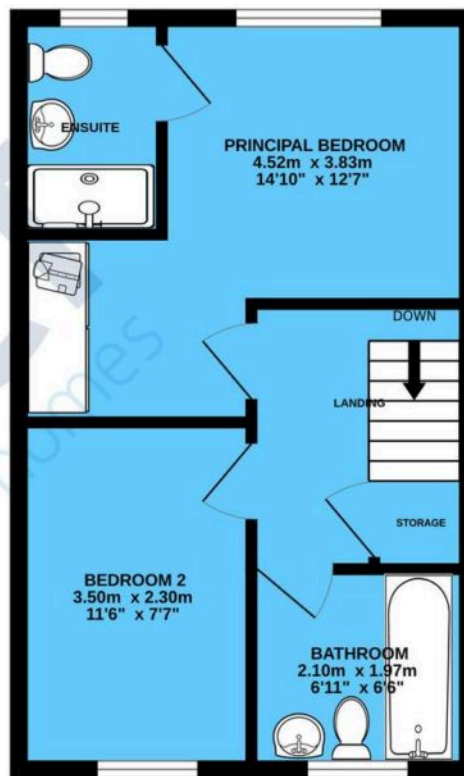
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 69.0 sq.m. (743 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Xact Homes

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