



Hawkesley Mill Lane, Birmingham, B31 2RJ

Offers over £190,000


KING
HOMES

****NO CHAIN**** A brilliant opportunity to acquire a property with fantastic potential and room dimensions in a great location for the City of Birmingham, bustling suburbs, local transport, ample shopping centres, amenities of all kinds, schools, colleges and universities.

This traditional Edwardian terraced home, with feature high ceilings and large windows, is believed to have been built in 1904 and has kept all of its original charm and quirks whilst boasting bedroom proportions which would challenge a modern day home. The house requires some updating and provides endless opportunity for the perfect buyer looking to stamp and create their own style, or create further potential.

Set back from the Bristol Road and pleasantly quiet, the home benefits from having a front and back garden, official entrance hallway, two reception rooms, two larger than average 'modern day' bedrooms and family bathroom, contemporary boiler, double glazing and ample storage. The rear garden is of a manageable size, enjoys sunny summer afternoons and includes mature trees and shrubs.

The property briefly comprises of, entrance hallway, two reception rooms, the main giving access to the rear garden, kitchen which also gives access to the rear garden and storage cupboard under stairs. Upstairs; long galley hallway, large master bedroom, large second bedroom family bathroom and storage along the hallway.

Access to the rest of the country is accessible via M40, M42 and M5 motorways, all only less than a ten minute drive away, and Birmingham City Centre being less than 10 miles away and a fifteen minute car drive away, out of rush hour. For family days and stunning views, most head to the popular Lickey and Wasely Hills to take advantage of the country parks and natural beauty.



Porch	
Hallway	
Living Room	13'5" x 11'5" (4.09m x 3.5m)
Sitting Room	11'9" x 10'2" (3.59m x 3.1m)
Kitchen	7'8" x 11'8" (2.35m x 3.58m)
Upstairs hallway	
Bedroom One	17'1" x 11'9" (5.23m x 3.59m)
Bedroom Two	11'5" x 14'0" (3.50m x 4.29m)
Bathroom	9'7" x 7'7" (2.93m x 2.33m)





