

# MARSH & MARSH PROPERTIES

*3 Cobbett Hall, Village Street, Norwood Green, HX3 8QG*

*£325,000*



**\*\*ATTENTION ALL YOUNG COUPLES/FAMILIES, PROFESSIONAL COUPLES OR RETIREES\*\***  
Situating in the highly sought after village of Norwood Green, this beautifully presented two double bedroom home offers stylish, low maintenance living in a peaceful and community focused setting. The village is renowned for its country pubs, scenic walks, and welcoming atmosphere, all while being conveniently close to local amenities and highly regarded schools and offering quick and easy access to the M62 corridor. Modern and well-maintained throughout, the property comprises, an entrance hall, spacious lounge, dining kitchen, and a cloakroom on the ground floor. Upstairs, the landing provides access to two generous double bedrooms, both of which benefit from their own en-suite shower rooms—ideal for flexible family living or hosting guests. Externally, the home enjoys access to a communal outdoor space, along with one allocated parking space and an additional guest space. An internal inspection is strongly recommended to fully appreciate the quality, location, and lifestyle this home has to offer.

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### ENTRANCE HALL



Welcoming entrance hall with a composite front door, wood-effect ceramic floor tiling, ceiling spotlights, and a radiator. High ceilings and UPVC windows in this space help to create a bright and airy atmosphere.

### LIVING ROOM 4.5 x 4.0m (14'9 x 13'1)



A spacious and stylish lounge featuring ceiling spotlights, a radiator, and a UPVC windows.

### DINING KITCHEN 6.6 x 3.8m (21'7 x 12'5)

A modern fitted kitchen with a sink and chrome mixer tap. Appliances include an integrated fridge freezer and dishwasher, and a built-in Bosch oven, microwave, hob, and extractor fan. The room

benefits from wood effect ceramic tiled flooring continuing in from the entrance hall, ceiling spotlights, two radiators, and a useful storage cupboard. A further storage cupboard offers a worktop as well as space and plumbing for a washing machine. UPVC windows provide ample natural light into the room.





### CLOAKROOM

The cloakroom includes a low flush toilet and a pedestal sink. Ceiling spotlights, an extractor fan, and wood effect ceramic tiled flooring complete this room.

### LANDING

The landing area includes a storage cupboard and provides access to both bedrooms.

### BEDROOM ONE 5.0 x 3.8m (16'4 x 12'5)



A large double bedroom with a useful storage cupboard, two radiators, UPVC windows, and a Velux window.

### EN-SUITE



This modern wet room-style en-suite includes a rainfall shower, low flush toilet, and hand wash basin. It has a tiled floor and walls, ceiling spotlights, and an extractor fan.

### BEDROOM TWO 5.0 x 4.0m (16'4 x 13'1)



A spacious double bedroom with a radiator, UPVC window, and Velux window.

### EN-SUITE

A wet room-style en-suite, featuring a rainfall shower, low flush toilet, and hand wash basin. The floor and walls are tiled, there are ceiling spotlights, and an extractor fan.





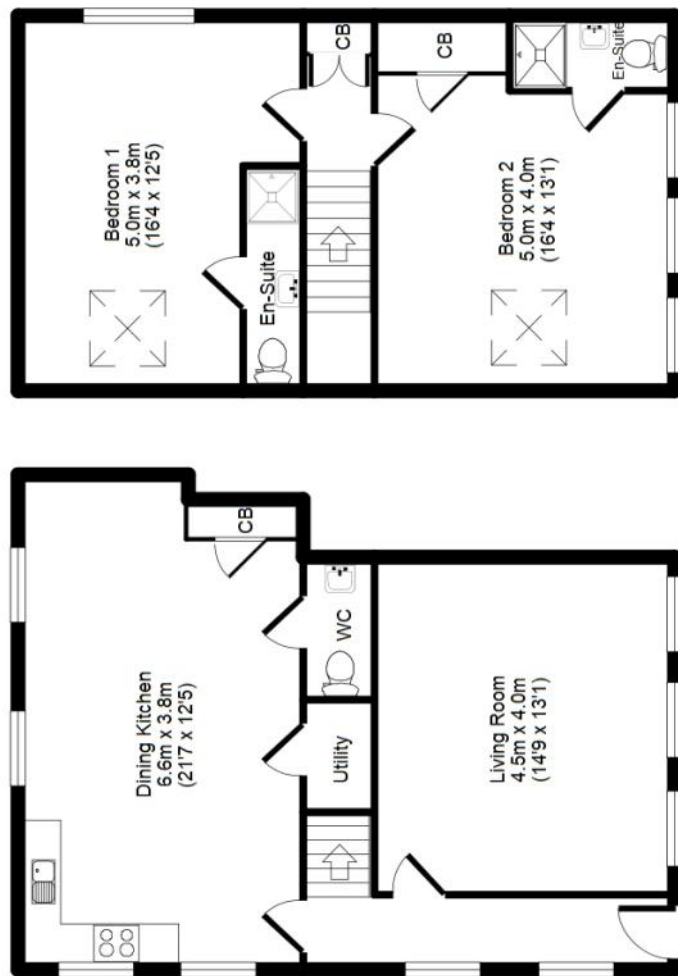
### EXTERNAL

The property is set within communal grounds which includes one allocated parking space and one visitor parking space.

Service charge - approx. £140 p/m and the Ground rent - £250 p/a

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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Ground Floor

First Floor

APPROX GROSS INTERNAL FLOOR AREA: 96 sq. m / 1028 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty.

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