



## 62 Marsh Lane, Birmingham, B46 1NW

**£450,000**

This extremely well presented extended semi detached home situated in the popular village of Water Orton briefly comprises porch, hallway, open plan lounge/diner/kitchen, further reception room currently used as a bedroom, five bedrooms (master having ensuite) and family bathroom. There is a landscaped rear garden and a driveway to the front which provided ample parking. This property is an ideal family home and must be viewed to truly appreciate the size and standard of property on offer. Call Now To View !

### Approach

Via gated access to driveway providing ample parking, artificial lawned area and shrubs to borders.

### Porch

Double glazed windows to front and side and double glazed door.

### Hallway

Stairs to first floor accommodation and ceiling light point.

### Inner Hallway/Ideal Office Space

Double glazed window to front and ceiling light point.



### Lounge/Diner/Kitchen

Lounge/Dining Area : - Double glazed bay window to front, double glazed French doors leading to rear garden, understairs storage cupboard, two radiators and two ceiling light points.

Kitchen Area :- Having a range of wall, base and drawer units, porcelain sink unit, drainer and mixer tap, integrated induction hob with electric cooker, integrated washing machine and tumble dryer, double glazed window to rear and ceiling light point.



### Further Reception Room

Double glazed obscure window to rear and ceiling light point.  
(Currently used as a bedroom)



### Landing

Ceiling light point and stairs leading to second floor accommodation

### Bedroom One

Double glazed window to front, built in mirrored wardrobes, radiator and two ceiling light points.



### Ensuite

Double glazed obscure window to rear, wash hand basin with storage below, low level w/c, shower enclosure, heated towel rail and ceiling light point.



### Bedroom Two

Double glazed bay window to front, storage cupboard housing wall mounted combination boiler, radiator and two ceiling light points.



### Bedroom Five

Two double glazed windows to rear, radiator and spotlights to ceiling.



### Bedroom Three

Double glazed window to rear, radiator and ceiling light point.

### Family Bathroom

Double glazed obscure window to rear, corner bath, low level w/c, wash hand basin, radiator and ceiling light point.



### Landing

Skylight, storage cupboard, spotlights to ceiling.

### Bedroom Four

Two skylights, radiator and spotlights to ceiling.



### Landscaped Rear Garden

Patio areas and artificial lawn, enclosed to neighbouring boundaries.



### Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters

relating to this title including boundaries and any other important matters.

Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band: C

EPC Rating: D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<div style="border: 1px solid black; padding: 2px; display: inline-block;">82</div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
			<div style="border: 1px solid black; padding: 2px; display: inline-block;">68</div>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.