



86 Elmdon Lane, Marston Green, B37 7EG

£435,000

Well presented three bedroom property located in the popular village of Marston Green. In brief the property comprises entrance hallway, two reception rooms, kitchen, dining area, utility, downstairs wc, three bedrooms, bathroom, garden, off road parking and garage. The property also benefits from double glazing & central heating (both where specified)

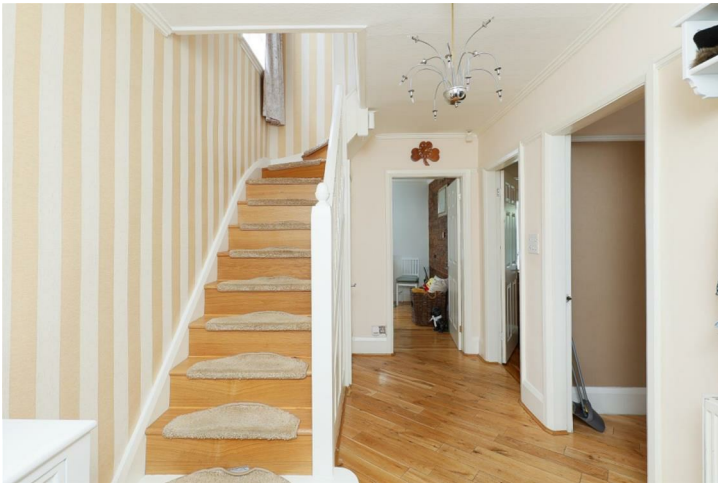
Approach

Block paved driveway providing off road parking.



Entrance Hallway

Double glazed door to fore, ceiling light point and stairs to first floor accommodation.



Downstairs WC

low level wc, wash hand basin, heated towel rail and ceiling light point.

Reception Room One

13'11 into bay x 13'5 plus recess (4.24m into bay x 4.09m plus recess)

Double glazed bay window to fore, ceiling light point and radiator.



Reception Room Two

13'05" x 19'02" into bay (4.09m x 5.84m into bay)

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



Kitchen

16'06" x 9'04" (5.03m x 2.84m)

Having a range of matching wall, base and drawer units, sink with mixer tap over, integrated oven, hob and extractor, dishwasher, space for white goods, inset ceiling light points, door to garage and double glazed french doors to rear giving access to the garden.



Dining Area

7'09" x 10'03" (2.36m x 3.12m)

Ceiling light point and radiator.



Utility Area

6'06" x 5'01" (1.98m x 1.55m)

Wall mounted boiler, space for white goods and ceiling light point.

Landing

Single glazed window to side, ceiling light point and access to loft void.

Bedroom One

13'04" x 9'04" (4.06m x 2.84m)

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



Bedroom Two

14'03" x 11'02" (4.34m x 3.40m)

Triple glazed window to rear, radiator, built in wardrobes and ceiling light point.



Bedroom Three

10'03" x 5'05" to wardrobes (3.12m x 1.65m to wardrobes)

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

Bathroom

Double glazed window to fore, bath with shower over, wash hand basin, low level wc, heated towel rail and inset ceiling spotlights.



Large Rear Garden

Lawned area, mature foliage and enclosed to boundaries.



Garage

Side hinged garage doors and power.

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

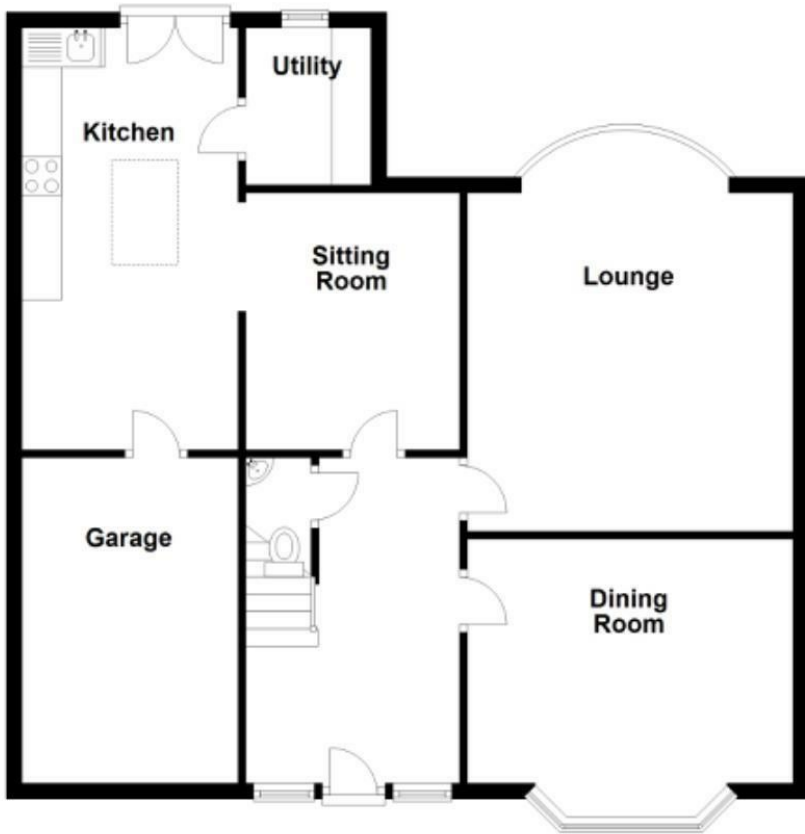
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Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band: D

EPC Rating: D

Ground Floor



First Floor



Total area: approx. 136.7 sq. metres (1470.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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