



46 Exeter Drive, Marston Green, B37 5NG

£200,000

Extremely well presented terrace in the popular location of Marston Green. In brief the property comprises porch, entrance hallway, downstairs wc, lounge, kitchen diner, three bedrooms, bathroom, front and rear gardens, The property also benefits from double glazing and central heating (both where specified)

Approach

Fore garden giving access to entrance front door



Porch

Cupboard housing boiler and inset ceiling spotlights.

Entrance Hallway

Radiator, two ceiling light points, understairs storage and stairs rising to first floor elevation.



Downstairs WC

Low level wc, sink set in vanity unit and spotlight.

Lounge

12'04" x 15'10" (3.76m x 4.83m)

Double glazed window and door to rear, two ceiling light points and radiator.



Kitchen Diner

9'07" x 16'02" (2.92m x 4.93m)

Having a range of matching wall, base and drawer units,

integrated dishwasher, oven, hob and cooker hood, sink with mixer tap over, inset ceiling spotlights, radiator and double glazed window to fore.



Landing

Ceiling light point, storage cupboard and access to loft void.

Bedroom One

8'10" x 13' plus wardrobes (2.69m x 3.96m plus wardrobes)

Double glazed window to rear, radiator, built in wardrobes and inset ceiling spotlights.



Bedroom Two

9'06" x 13'04" (2.90m x 4.06m)

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



Bedroom Three

6'08" x 9'10" (2.03m x 3.00m)

Double glazed window to rear, inset ceiling spotlights and radiator.



Bathroom

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



Rear Garden

Paved patio area, mainly laid to lawn and enclosed to 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 - A
EPC Rating - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E		41	
(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			
England & Wales		EU Directive 2002/91/EC	

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