



24 Brooklands Way, Marston Green, B37 7FT

Offers over £525,000

This modern detached home situated in the popular village of Marston Green briefly comprises, hallway, lounge, dining room, kitchen/diner, downstairs w/c, utility room, five bedrooms (master having ensuite) and shower room. There is a garage that is currently boarded out and used for office space and a lovely enclosed rear garden. This property is an ideal family home that should be viewed to appreciate the property on offer.

Approach

Driveway to front and laid to lawn area.

Entrance

Double glazed door to front, radiator, stairs to first floor, under stairs storage cupboard



Lounge

11 x 16'01 (into bay) (3.35m x 4.90m (into bay))

Double glazed bay window to front, gas fire with decorative surround, two ceiling light points



Kitchen/Diner

Wall and base units, integrated double oven and five ring gas hob, integrated dishwasher, washing machine, larder units, extractor over hob, double glazed window to rear and side, double glazed French doors leading to rear garden, radiator, ceiling light point



Dining Room

9'04 x 11 (2.84m x 3.35m)

Ceiling light point, radiator, double glazed French doors leading to rear garden



Utility

8'03 x 5'11 (2.51m x 1.80m)

Plumbing for tumble dryer, wall and base units, 2 ceiling spot lights, leading through to garage

Garage/Office

7'08 x 8'09 (2.34m x 2.67m)

Spot lights to ceiling

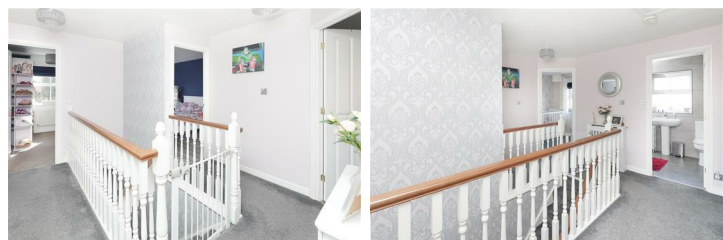
Downstairs WC

Double Glazed window to front, Low level WC, heated towel rail, wash hand basin in vanity unit, ceiling light point



Landing

Loft access with integrated ladders, radiator, storage cupboard with wall mounted central heating boiler, two ceiling light points



Master Bedroom

11'02 x 10'10 (3.40m x 3.30m)

Double glazed window to front, radiator, ceiling light point, storage cupboard with hanging space.



En-Suite

Double glazed window to side, double shower cubicle with shower, heated towel rail, low level WC, wash hand basin, ceiling light point

Bedroom Two

8'10 x 10'09 (2.69m x 3.28m)

Double glazed window to rear, radiator, ceiling light point



Bedroom Three

8'05 x 13'11 (max) (2.57m x 4.24m (max))

Double glazed window to front, radiator, ceiling light point



Bedroom Four

10'08 x 8'05 (3.25m x 2.57m)

Double glazed window to rear, radiator, ceiling light point



Bedroom Five

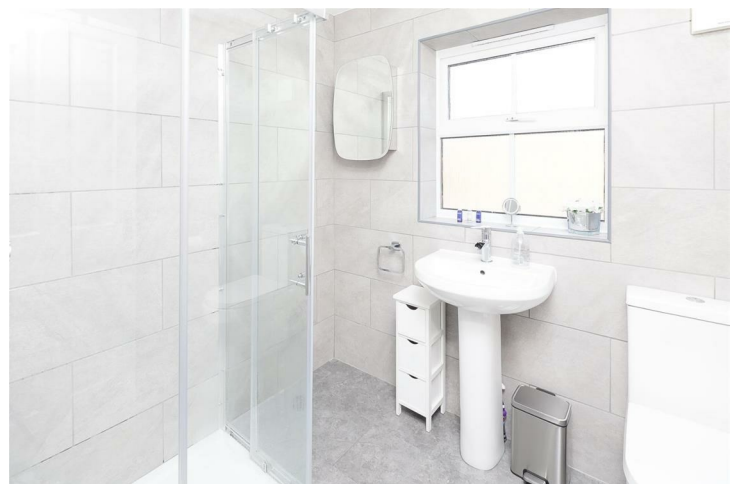
6'09 x 9'04 (2.06m x 2.84m)

Double glazed window to front, radiator, ceiling light point



Shower Room

Shower with power shower and waterfall head, low level WC, hand wash basin, heated towel rail, ceiling light point



Rear Garden

Paved patio area, mature shrubs and trees to borders, artificial lawn area



Further Information

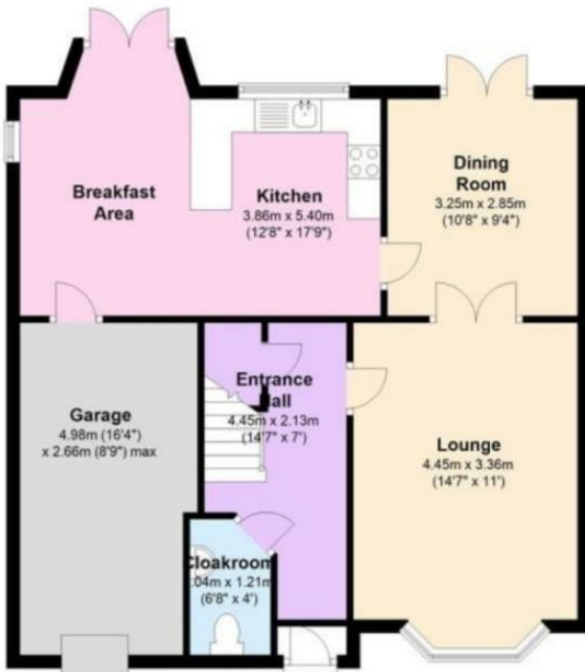
We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers 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 - E
EPC Rating - D

Ground Floor

Approx. 69.8 sq. metres (751.7 sq. feet)



First Floor

Approx. 68.3 sq. metres (735.5 sq. feet)



Total area: approx. 138.2 sq. metres (1487.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		67	82
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	

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.

3 Albion Terrace, Water Orton, West Midlands, B46 1ST

Tel: 01216795187

info@chambersproperty.net

www.chambersproperty.net