



22 Brooklands Way, Marston Green, B37 7FT

Offers over £480,000

This well presented detached home situated in the popular location of Marston Green briefly comprises hallway, lounge, dining room, breakfast kitchen, utility, downstairs w/c, four bedrooms (master bedroom having ensuite) and family bathroom. There is a garage, an enclosed rear garden and a driveway to front. This property must be viewed to appreciate the property on offer.

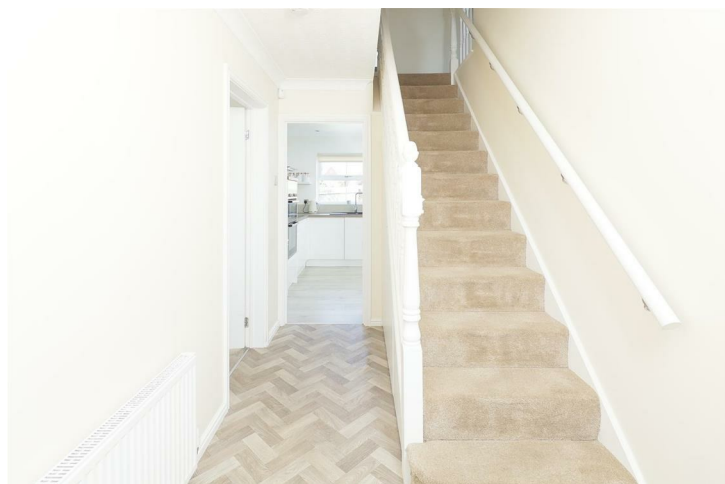
Approach

Via driveway to front.



Hallway

Door to front, stairs to first floor accommodation, under stairs storage cupboard, radiator and ceiling light point.



Lounge

11'5" x 16'8" plus bay (3.5 x 5.1 plus bay)

Double glazed bay window to front, radiator and two ceiling light points.



Dining Room

9'2" x 10'2" (2.8 x 3.1)

Double glazed French doors to rear, radiator and ceiling light point.



Kitchen

17'4" x 10'2" (5.3 x 3.1)

Double glazed window and French doors to rear, wall base and drawer units, 1 1/2 sink unit with drainer and mixer tap, integrated microwave and double oven, integrated dishwasher, integrated fridge freezer, integrated electric induction hob with extractor over, breakfast bar with cupboards, radiator and spot lights to ceiling.



Utility

8'6" x 5'10" (2.6 x 1.8)

Wall mounted combi boiler, wall units, space for white goods and spot lights to ceiling.



Downstairs W/C

Double glazed window to front, comfort height w/c, hand wash basin, radiator and ceiling light point.



Landing

Loft access with loft ladder (partially boarded), storage cupboard and ceiling light point.

Bedroom One

12'6" x 14'5" (3.83 x 4.4)

Two double glazed windows to front, built in wardrobes, two radiators and spot lights to ceiling.



Ensuite

Double glazed window to front, low level w/c, shower cubicle, wash hand basin with vanity unit below, radiator and spot lights to ceiling.



Bedroom Two

12'10" x 9'6" (3.92 x 2.91)

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



Bedroom Three

12'1" x 8'9" (3.7 x 2.68)

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



Bedroom Four

10'10" max x 7'6" to recess (3.31 max x 2.3 to recess)

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



Family Bathroom

Double glazed window to rear, wash hand basin and vanity unit, comfort height w/c, P shaped bath with shower over, heated towel rail and spot lights to ceiling.



Rear Garden

Paved patio area, mainly laid to lawn, access both sides.



Garage

Up and over door to front

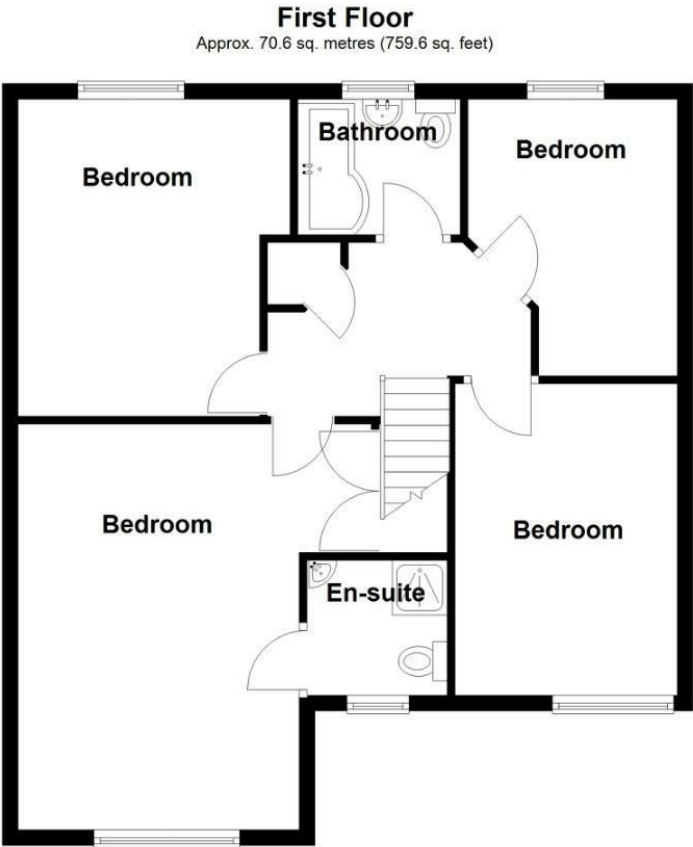
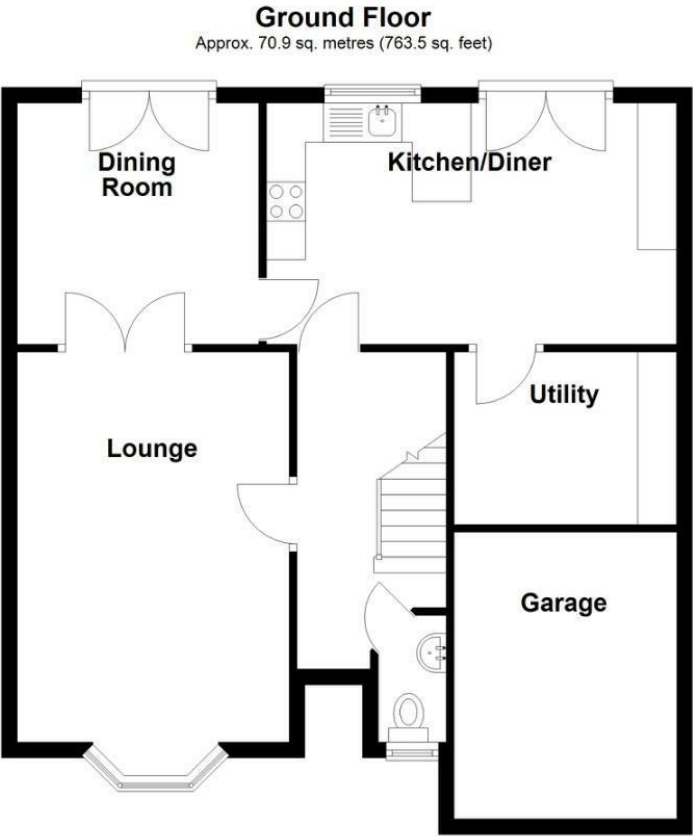
Further Information

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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 - E

EPC Rating - C



Total area: approx. 141.5 sq. metres (1523.1 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		
	71	81
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		

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