

## **54 Station Road, Marston Green, B37 7BA**

### **Offers over £315,000**

This well presented link detached home situated in the heart of Marston Green briefly comprises hallway, lounge, kitchen/diner, three bedrooms and bathroom. There is a rear garden, garage to the side and driveway to the front. This property is local to 'good and outstanding' schools, country park, parks and amenities, rail station and good transport links. Must Be Viewed !



## Approach

Via tarmaced driveway, with mature hedges



## Hallway

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



## Lounge

14'9 x 11'9 (4.50m x 3.58m)

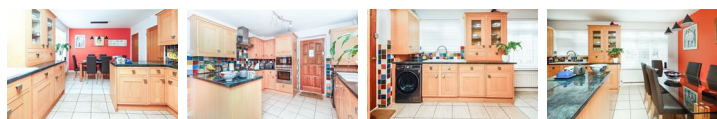
Double glazed window to front, gas fire point, radiator and two ceiling light points.



## Kitchen/Diner

16'5 x 11'3 (5.00m x 3.43m)

Two double glazed windows to rear, solid oak door to side, solid oak wall base and drawer units, integrated dishwasher and fridge and freezer, integrated cooker, microwave oven and gas hob with extractor over. 1 1/2 sink unit with mixer tap and drainer. Plumbing for washing machine, under stairs storage cupboard concealing boiler, radiator and two ceiling light points



## Landing

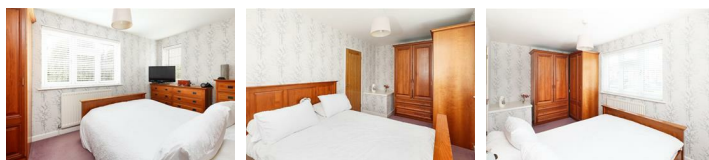
Double glazed window to side, loft access and ceiling light point.



## Bedroom One

16'5 x 8'9 (5.00m x 2.67m)

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



## Bedroom Two

10'2 x 9'11 (3.10m x 3.02m)

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



## Bedroom Three

7'2 x 7 (2.18m x 2.13m)

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



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 - D

EPC Rating - C

## Bathroom

Double glazed window to side, pedestal hand wash basin, low level w/c, panel bath, step in shower, storage cupboard and spot lights to ceiling.



## Garage

18'2 x 8'6 (5.54m x 2.59m)

Up and over door, power points and ceiling light point

## Rear Garden

Paved patio and side area, laid to lawn, mature bushes, enclosed to boundaries with double gated access.



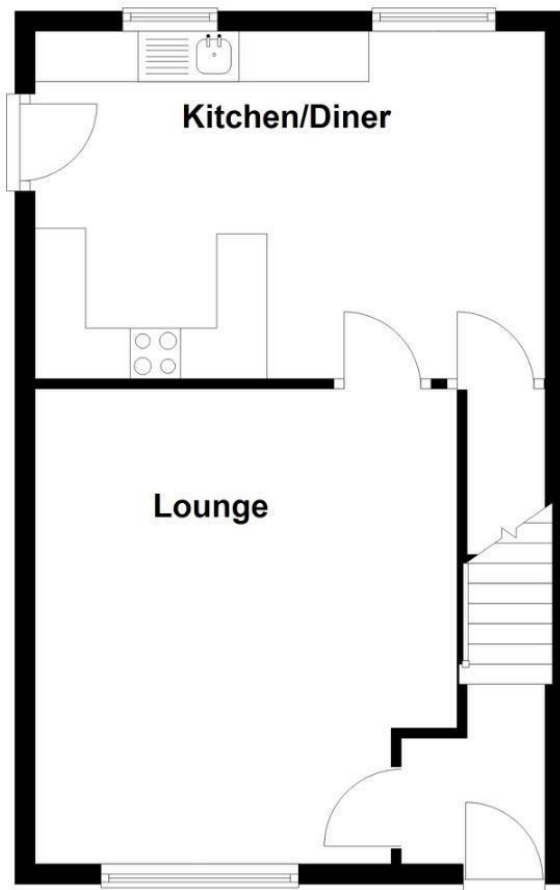
## Further Information

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



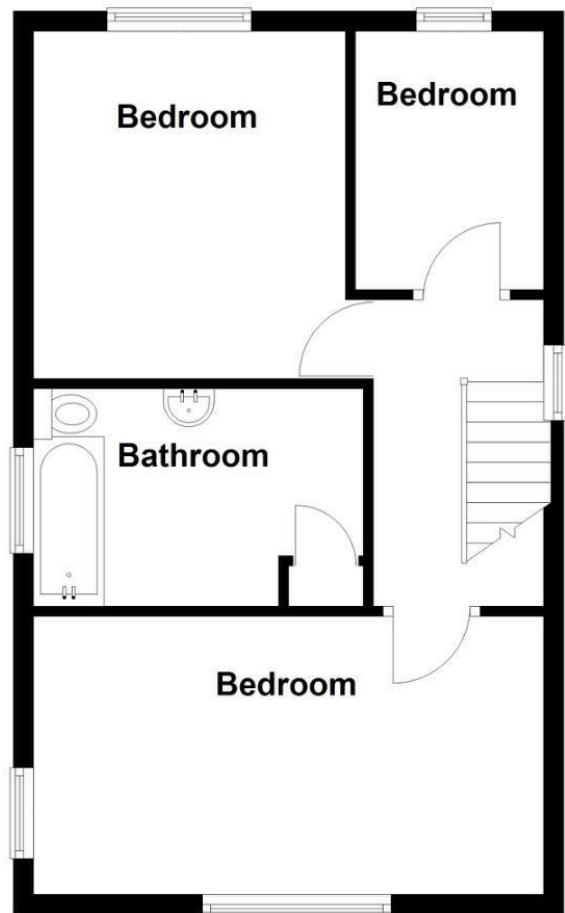
## Ground Floor

Approx. 41.7 sq. metres (449.0 sq. feet)



## First Floor

Approx. 43.2 sq. metres (465.4 sq. feet)



Total area: approx. 85.0 sq. metres (914.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(55-68) D		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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