



20 Marston Croft, Marston Green, B37 7AD

Offers over £315,000

This well presented semi detached home situated in Marston Green briefly comprises hallway, lounge/diner, refitted kitchen, utility, downstairs w/c, three bedrooms and family bathroom. The property benefits from a side garage and driveway to the front and a good sized rear garden. This is an ideal family home and is close to schools amenities and transport links.

Approach

Block paved driveway to front, laid to lawn.



Hallway

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



Lounge/Diner

11'06 x 9'10 (3.51m x 3.00m)

Double glazed bay window to front, feature fire place, double glazed sliding patio doors with access to rear garden, radiator and two ceiling light points.



Kitchen

8'07 x 9'09 (2.62m x 2.97m)

Double glazed window to rear, integrated electric induction hob and oven with extractor over, wall base and drawer units, 1 1/2 stainless steel sink with drainer and mixer tap, space for white goods, radiator and ceiling light point.



Utility

7'10 to storage x 6'06 (2.39m to storage x 1.98m)

Double glazed door and window to rear, space for white goods, base units, storage cupboard and ceiling light point.



Downstairs W/C

Low level w/c, wash hand basin and ceiling light point.

Landing

Double glazed window to side, loft access with ladder - loft is laid to boards with light point, ceiling light point.

Bedroom One

11'06 x 11'06 into bay (3.51m x 3.51m into bay)

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



Bedroom Two

9'10 x 12'08 (3.00m x 3.86m)

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



Bedroom Three

11'06 x 8'02 (3.51m x 2.49m)

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



Bathroom

Double glazed obscured window to front, panel bath, separate shower cubicle, pedestal hand wash basin, low level w/c, heated towel rail, extractor and ceiling light point.



Garage

8'11 x 15'01 (2.72m x 4.60m)

Up and over door and wall mounted boiler

Rear Garden

Paved patio area, 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.

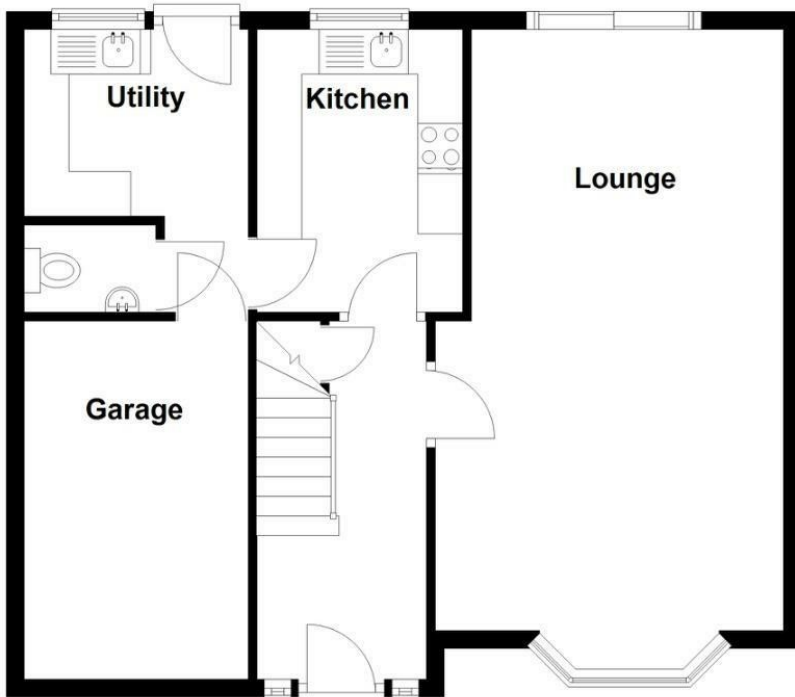
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - C

EPC Rating - D

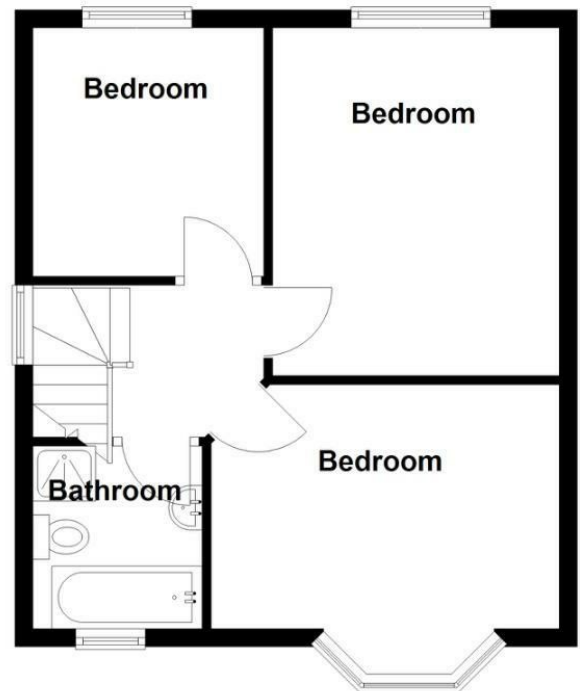
Ground Floor

Approx. 59.7 sq. metres (643.1 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.3 sq. feet)



Total area: approx. 99.5 sq. metres (1071.4 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		
	56	73
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