

14 Somerton Drive, Marston Green, B37 7XH

£240,000

Well presented end terrace property in the popular location of Marston Green. In brief the property comprises entrance hallway, downstairs wc, lounge, kitchen, two bedrooms, bathroom, garden and off road parking. The property also benefits from double glazing and central heating (both where specified)

Approach

Path leading to entrance front door.



Downstairs WC

Double glazed window to fore, low level wc, wash hand basin, radiator and ceiling light point.



Entrance Hallway

Radiator, ceiling light point and stairs rising to first floor accommodation.



Landing

Ceiling light point and access to loft void.

Bedroom One

13'00" x 8'11" (3.96m x 2.72m)

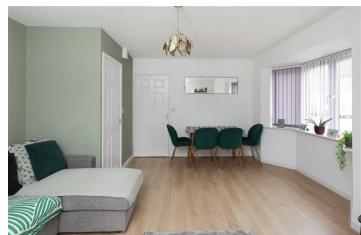
Double glazed window to rear, ceiling light point, radiator and built in wardrobe.



Lounge

14'07" max x 15'02" (4.45m max x 4.62m)

Double glazed bay window to side, double glazed French doors to rear, ceiling light point, radiator and understairs storage cupboard.



Bedroom Two

12'11" max x 8'05" max (3.94m max x 2.57m max)

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



Kitchen

9'09" x 6'03" (2.97m x 1.91m)

Having a range of matching wall, base and drawer units, sink with mixer tap over, cupboard housing boiler, integrated oven, hob and cooker hood, space for white goods, ceiling light point and double glazed window to fore.

Bathroom

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



Rear Garden

Paved patio area, artificial lawn, gated rear access 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.

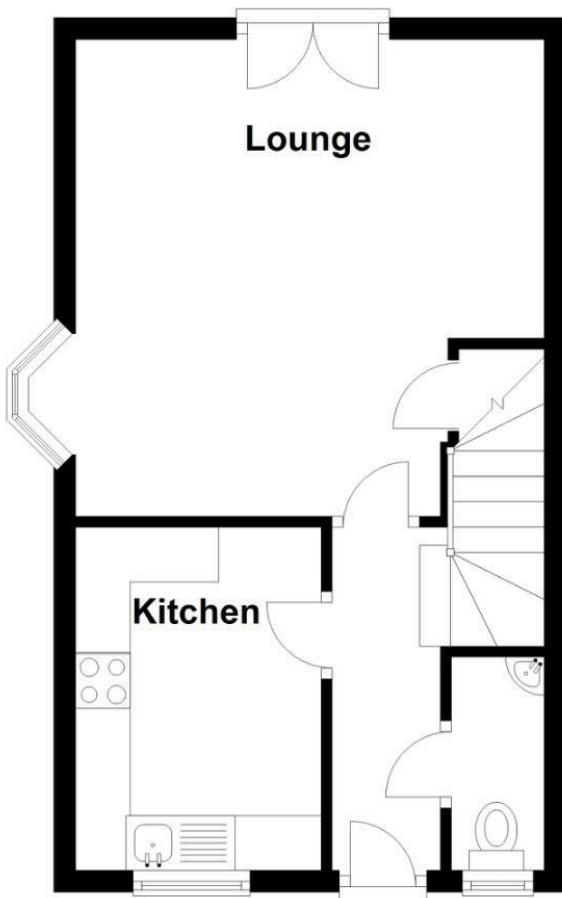
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

NB: There is an annual maintenance charge payable.

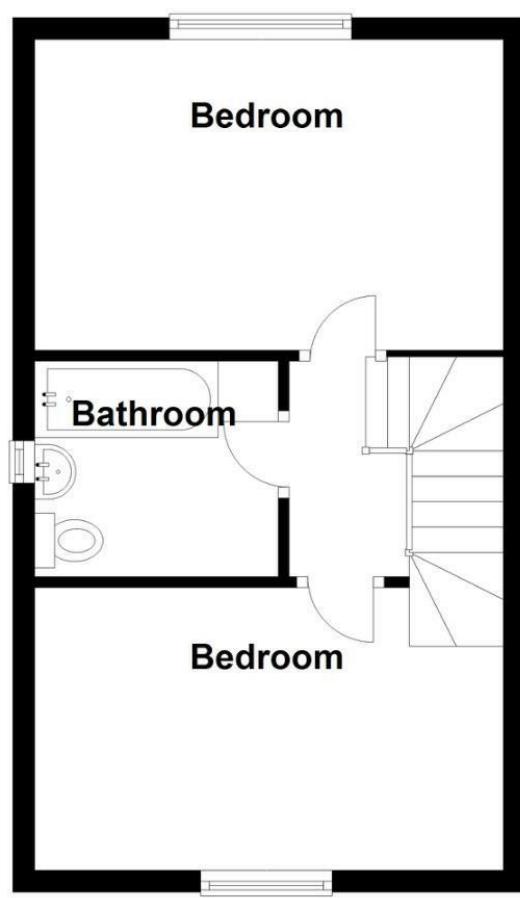
Council Tax Band - C

EPC Rating - C

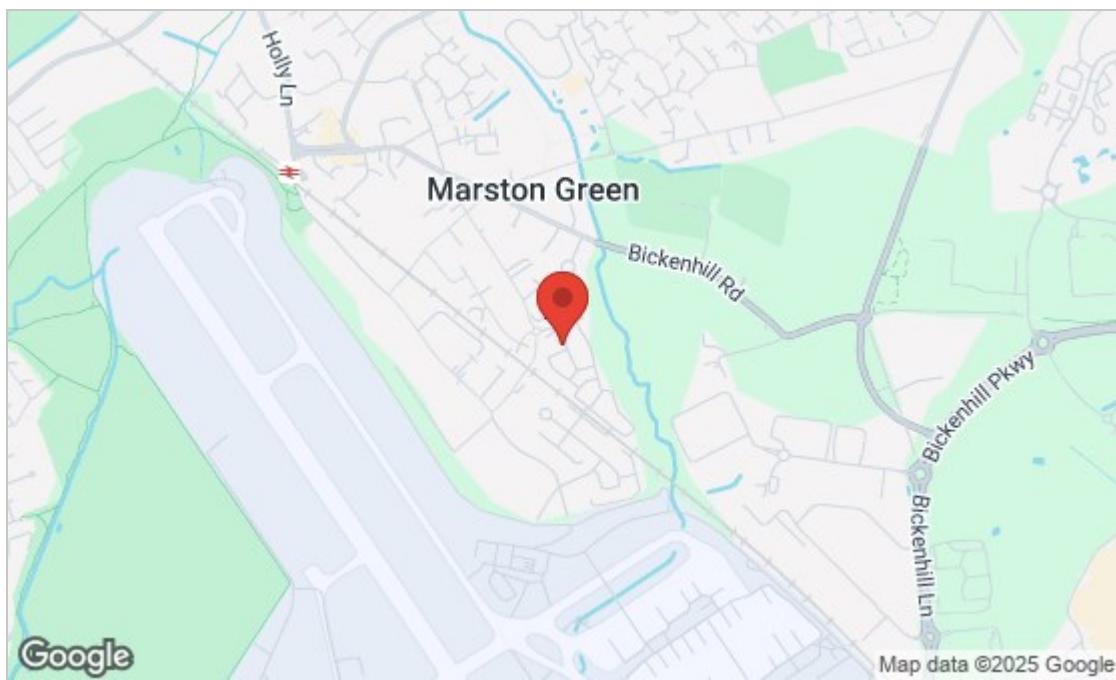
Ground Floor



First Floor



Total area: approx. 65.4 sq. metres (703.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		90
(69-80)	C		
(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 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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