



Connells

Marshmont Way
New Oscott Birmingham

Marshmont Way New Oscott Birmingham B23 5XY

for sale offers over
£220,000



Property Description

An immaculately presented 2 bedroom modern semi-detached home located in a popular residential location. Having entrance porch and entrance hallway. A modern refitted kitchen with some built-in appliances. There is a good size family lounge overlooking and accessing the rear garden. On the 1st floor landing there are 2 double bedrooms and refitted family bathroom. The property has the benefit of a driveway and a single garage and a good size low maintenance rear garden. Located to main room and public transport links and local amenities. Must be viewed.

Reception Porch

Having double glazed door to the front giving access to the entrance porch with double glazed windows, internal door gives access into the reception hallway

Reception Hallway

Having doors giving access into the lounge and kitchen. Radiator to wall. Stairs that lead to the 1st floor landing.

Lounge

15' 5" To door recess x 12' 6" Maximum (4.70m To door recess x 3.81m Maximum)

Having double glazed French doors giving access to the rear garden with double glazed windows to either side. 1 large radiator to wall. TV aerial point and coving to ceiling. Door off to useful under stair storage cupboard providing ample storage.

Refitted Kitchen

9' 7" x 6' 3" (2.92m x 1.91m)

Briefly comprising a modern refitted kitchen having fitted base units with work surfaces over and fitted matching wall units. Double glazed window to the front. Stainless steel sink and drainer unit with mixer tap over and cupboards under. Integrated double electric oven, Integrated electric hob with built-in cooker hood and extractor fan over. Space and plumbing for a washing machine and dishwasher. Integrated fridge.

1st Floor Landing

Having doors off to the 2 bedrooms and the family bathroom.

Bedroom 1

12' 6" Maximum x 9' 8" (3.81m Maximum x 2.95m)

Having a double glazed window overlooking the rear garden. Radiator to wall. Built-in double and single wardrobe.

Bedroom 2

9' 2" x 8' 1" (2.79m x 2.46m)

Having double glazed window to the front. Wall to wall built-in wardrobes with mirrored fronts and housing the water tank. Access to the loft.

Family Bathroom

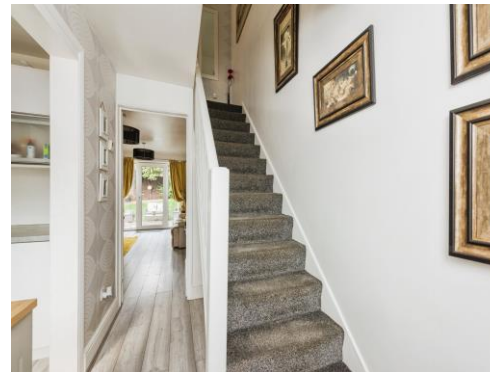
Refitted family bathroom having panelled bath with central mixer tap over. Low level flush WC. Wall mounted hand wash basin with cupboard under. Radiator to wall. Frosted double glazed window to the side. Splash back tiling.

Outside Front

Having driveway providing off-road parking. Steps leading to the front of the property and garden laid to lawn.

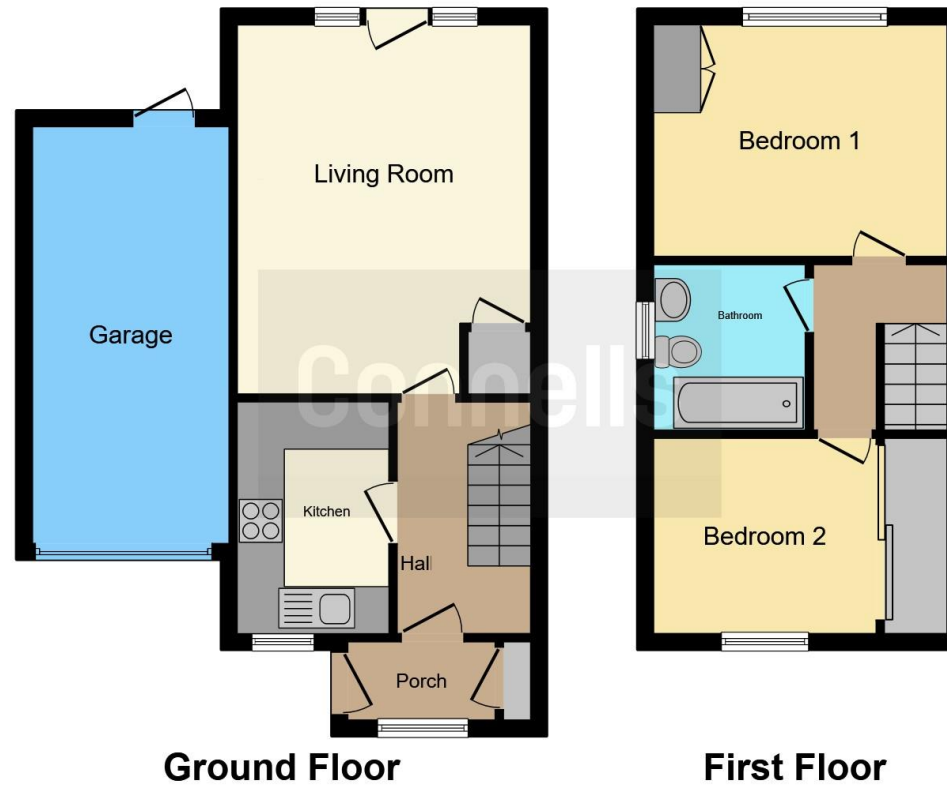
Rear Garden

Being a low maintenance rear garden having patio area, garden laid to lawn, fencing to the side and rear and pedestrian door gives access to the garage.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold

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