



Marden Walk BIRMINGHAM B23 7YL

for sale offers over
£230,000



Property Description

A well presented, spacious three bedroom modern end town house located in a pleasant residential area, close to Brookvale Park and Lake. THE PROPERTY IS OFFERED WITH NO CHAIN. The property has the benefit of being on an excellent sized plot which has potential for further expansion (subject to planning). The property also has the benefit of its own single garage which is a garage en-block located close to the property. There is an entrance porch which leads into an entrance hallway, a good sized family lounge overlooking the rear garden and a separate dining room. There is a modern refitted kitchen and a ground floor guest WC. On the first floor landing there is a main bedroom with built-in storage cupboard, two further bedrooms and a refitted family bathroom. The home benefits from having central heating and double glazing. Located close to main road and motorway transport links, local amenities and cross city train lines, giving easy access into Birmingham City Centre, Lichfield and Sutton Coldfield.

Entrance Porch

Having double glazed door to the front giving access into the entrance porch with an internal double glazed door giving access into the reception hall.

Reception Hall

Having doors giving access into the lounge and the kitchen. Double glazed window to the front and doors give access to the guest WC, stairs lead to the first floor landing.

Guest WC

Having low level flush, wall mounted wash hand basin and frosted double glazed window.

Family Lounge

14' 9" x 11' 8" (4.50m x 3.56m)

Having double glazed patio doors leading out into the rear garden, radiator to wall, TV aerial point, gas fire, laminate flooring and double doors that are glazed giving access into the dining room.

Dining Room

10' 1" x 9' 6" (3.07m x 2.90m)

Having double glazed window to the rear, radiator to wall and having a serving hatch leading into the fitted kitchen.

Fitted Kitchen

9' 6" x 7' 4" Maximum (2.90m x 2.24m Maximum)

Briefly comprising a modern refitted kitchen. Having fitted base units with roll edge work surfaces over and fitted matching wall units. Double glazed window to the front, one and half bowl stainless steel sink and drainer unit with mixer tap over. Electric cooker point, built-in cooker hood and extractor fan, space and plumbing for a washing machine and space and plumbing for a dishwasher, wall mounted central heating boiler concealed behind matching cabinet.

First Floor Landing

Having double glazed window to the front, doors off to the three bedrooms and family bathroom.

Bedroom One

14' 9" x 8' 10" (4.50m x 2.69m)

Having double glazed window to the front and radiator to wall. Door gives access into built-in storage cupboard.

Bedroom Two

11' 8" x 9' 9" (3.56m x 2.97m)

Having double glazed window to the rear and radiator to wall.

Bedroom Three

11' 6" x 5' 8" (3.51m x 1.73m)

Having double glazed window to the rear and having loft access.

Family Bathroom

Briefly comprising a recently refitted three piece white bathroom suite having panelled bath, low level flush WC, pedestal wash hand basin, frosted double glazed window to the front, tiled flooring and part tiling to walls.

Outside Front

Having fencing boundary giving access into the garden area. Having garden laid to lawn and pathway leading to the front of the property. The garden to lawn is at the front and the side of the property providing excellent side garden space.

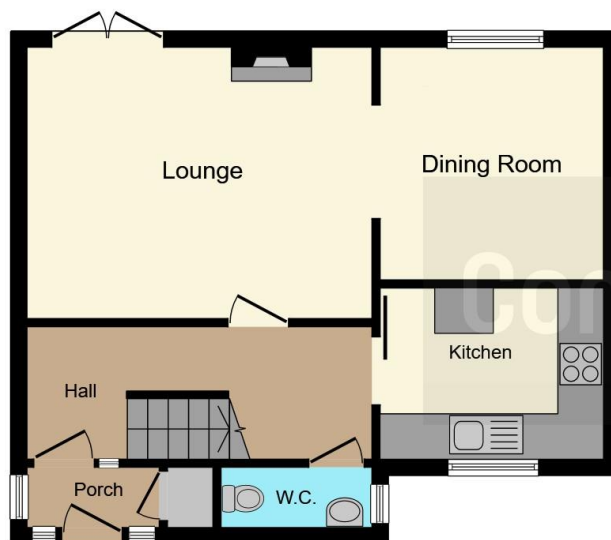
Rear Garden

Being a well maintained and low maintenance rear garden. Having patio area, garden laid to lawn, fencing to the perimeter, various plants, shrubs and borders.

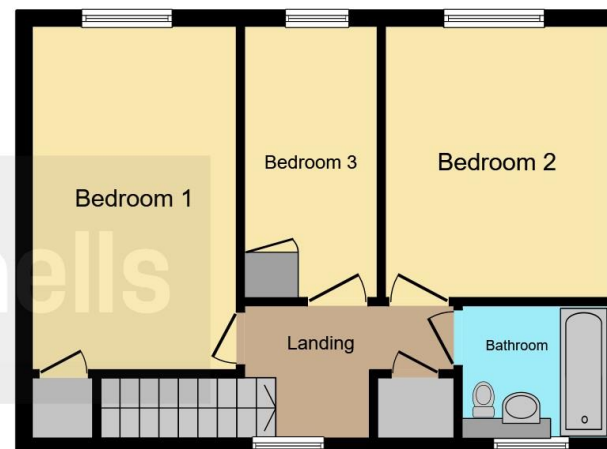








Ground Floor



First Floor

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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 Band: B

Tenure: Freehold

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