

for sale

offers over **£370,000** Freehold



Mariner Avenue Birmingham B16 9DF

Mariner Avenue adjoins the delightful grounds of Edgbaston Reservoir and is situated off Waterworks Road. It is readily accessible to the Queen Elizabeth and City hospitals as well as the University of Birmingham. It is also well situated for excellent amenities around Harborne and Edgbaston.

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Property Details

Approach

The property is approached via drop curb allowing access for off road parking with a pathway to the front entrance hall.

Hallway

With access from the driveway, you have a door leading to the downstairs W.C, laminate flooring, gas central heated radiator and door leading to lounge.

Lounge

The lounge measures approx 5.5m x 3.4m. With a double glazed bay window to the front, electric fireplace, gas central heated radiator, telephone and TV points with double doors leading to dining room.

Dining Room

The dining rooms measures approx 4.2m x 3m. With a double glazed window to the rear, laminate flooring, rad, and door leading to the kitchen.

Kitchen

The kitchen measures approx 4.7m x 2.3m. A fitted kitchen with a range of wall and base units with inset sink drainer, work surfaces over, splashback tiling, electric oven with gas hob, cooker hood over, fridge freezer, double glazed window and under stairs storage.

Study Room

The study room measures approx 4.7m x 2.3m. With double glazed windows to the front and rear, laminate flooring and access via the dining room.

Landing

Stairs rising from the entrance hall with doors leading to;

Bedroom One

The master bedroom measures approx 5m x 3.5m and has two velux windows to the front which overlook the reservoir, gas central heated radiator and a doorway leading to the en suite.

En Suite

A fitted suite to comprise of shower cubicle, low level W.C, wash hand basin and with full tiling.

Bedroom Two

The bedroom measures approx 4m x 3.4m. With a double glazed window to the front , gas central heated radiator and built in wardrobe space.

Bedroom Three

the bedroom measures approx 3.6m x 3.4m, gas central heated radiator and has double glazed window to the rear.

Bedroom Four

The bedroom measures 2.7m x 2.4m, gas central heated radiator and has a double glazed window to the rear.

Bedroom Five

The bedroom measures approx 2.9m x 2.2m. With a double glazed window to the front and gas central heated radiator.

Bathroom

A bathroom suite to comprise of bathroom with shower over, low level W.C, wash hand basin, extractor fan, shaver point, full tiling and double glazed window to the side.

Rear Garden

A slabbed patio area stretches the width of the building with lawn beyond.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Tenure: Freehold

EPC Rating: D

Property Ref: DIG109141 - 0004

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