



1 Musson Close

Marston Green, Birmingham, B37 7HS

- 4 spacious Bedrooms
- 1 Family bathroom
- 2 En-suites
- Guest WC

Guide Price £495,000

EPC Rating 'TBC'





Property Description

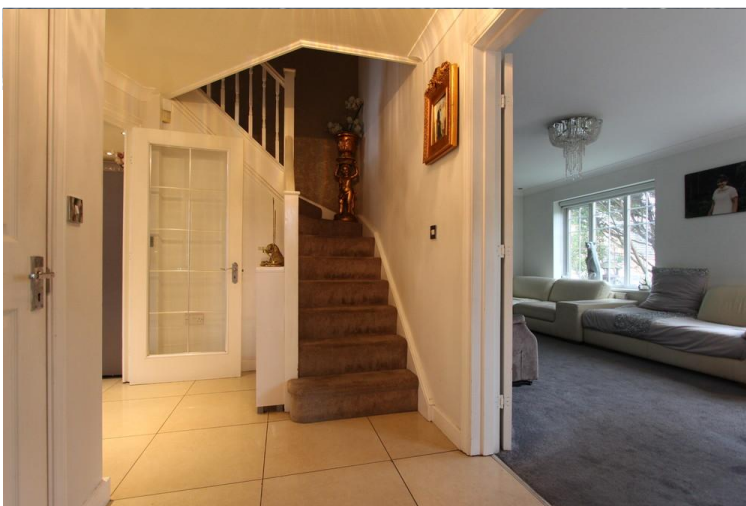
Do not miss out on this 4 Bedroom Detached new build situated on Musson Close, a quiet cul-de-sac in Marston Green. This property is a must-see!

This delightful property is situated in the desirable Marston Green area, offering the perfect blend of modern living in a tranquil setting. Close to local amenities, schools, and excellent transport links, this home is ideal for families and professionals alike. Don't miss out on the opportunity to make 1 Musson Close your new home. Contact us today to arrange a viewing.

Ground Floor

Entrance Hall

Featuring ceramic tile flooring, with stairs leading to the first floor and doors to various rooms.





WC

A convenient two-piece suite comprising a wash hand basin and low-level WC, tiled splash back, radiator, and a window to the front.

Lounge

5.97m (19'7") x 3.41m (11'2")

Spacious and light with two double glazed windows to the side and one to the front. The room has fitted carpet, ceiling spotlights, and Georgian-style double doors.



Kitchen/Dining Room

5.97m (19'7") x 2.93m (9'7")

Accessible via Georgian-style double doors, this kitchen area is equipped with a matching range of base and eye-level units with worktop space over, a stainless steel sink with single drainer and mixer tap, an extractor fan, plinth lights, an integrated dishwasher, and a cooker. It also has a window to the front, a radiator, and ceramic tiled flooring.



Utility Area

2.27m (7'5") x 2.03m (6'8")

Matching base and eye-level units with worktop space over, a stainless steel sink with single drainer and mixer tap, an integrated dishwasher, plumbing for a washing machine, a window to the rear, a storage cupboard, and a door leading to the outside.





Conservatory

Featuring windows to the rear, side, and front, ceramic tiled flooring, double doors, and a door leading to the rear garden.

Bedroom 4

5.35m (17'7") x 2.70m (8'10")

A spacious room with full carpeting, a window to the side, and a door to the en-suite shower room.



En-suite Shower Room

Includes a shower, wash hand basin, and WC with a bidet, tiled surround, window to the side, and a radiator.



First Floor

Landing

A fully carpeted landing area with a storage cupboard, a radiator, and doors leading to all bedrooms and the family bathroom.



Bedroom 1

5.97m (19'7") x 3.13m (10'3") max plus 0.46m (1'6") x 0.46m (1'6")

This master bedroom is fully carpeted with two windows to the side, built-in wardrobes, two radiators, and a door to the en-suite.

En-suite

Featuring a shower cubicle, low-level WC, and wash basin, with a window to the rear and a heated towel rail.



Bedroom 2

3.02m (9'11") x 2.44m (8') max

Fully carpeted, with a window to the side and a radiator.



Bedroom 3

3.76m (12'4") max x 2.92m (9'7")

Fully carpeted, with a window to the side and a radiator.

Bathroom

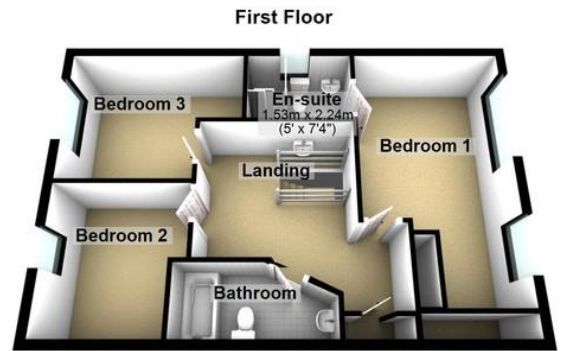
Includes a deep panelled bath, low-level WC, and wash basin, with a UPVC window to the side.



Rear Garden

A fully decked patio area with side gated access.





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements