



 **urbangrey**  
ESTATES

5 SOMERTON DRIVE, MARSTON GREEN, BIRMINGHAM, B37  
7XH OFFERS IN EXCESS OF £425,000







An impressive and well-presented four-bedroom detached home, ideally situated in a sought-after residential area. Offering generous living space, this delightful property boasts two reception rooms, a modern open-plan kitchen/diner, an en-suite to the master bedroom, and a beautifully maintained rear garden. With uPVC double glazing, gas central heating, a garage, and driveway parking for Three vehicles, this home is perfect for families seeking comfort, style, and convenience. Early viewing is highly recommended.



## Ground Floor:

### Hallway

A welcoming entrance hallway featuring an under-stairs storage cupboard, a double radiator, and stairs leading to the first floor. A secure entrance door provides access to the front of the property.





**Lounge** 4.27m (14') max x 2.98m (9'9")

A bright and inviting living space featuring a large uPVC double glazed bay window to the front, allowing plenty of natural light. The room is complemented by a double radiator, offering warmth and comfort, with a door leading to other areas of the house.



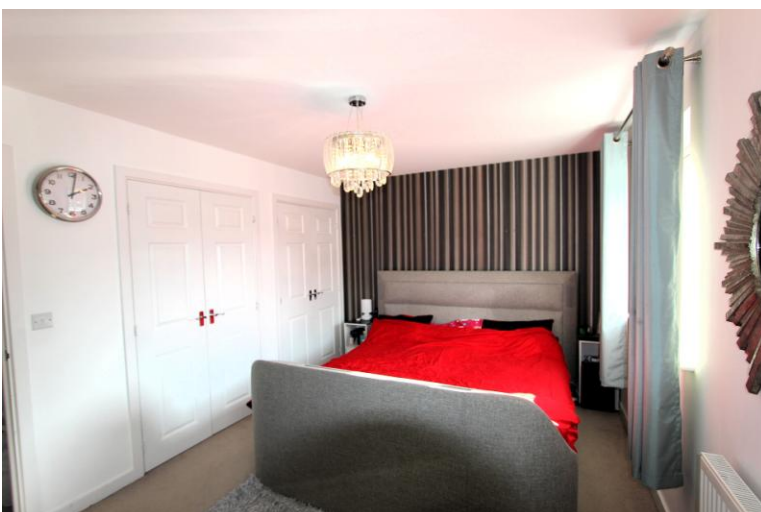
**Kitchen/Diner** 7.73m (25'4") x 3.04m (10')

A beautifully designed and spacious kitchen/diner, fitted with a modern range of matching base and eye-level units, worktop surfaces, and a stylish 1.5-bowl stainless steel sink with mixer tap and under-unit lighting. Integrated appliances include a dishwasher, a built-in electric fan-assisted oven, and a gas hob with an extractor hood. Two large uPVC double glazed windows to the rear flood the room with light, while a set of secure double-glazed doors open onto the rear garden, making this an ideal space for entertaining and family meals.



**Utility Room** 1.87m (6'2") x 1.76m (5'9")

A useful and practical space fitted with base units, additional worktop space, and a stainless steel sink with mixer tap. Ideal for housing laundry appliances and additional storage.



**Reception Room** 3.11m (10'2") x 2.56m (8'5")

A versatile second reception room with a charming uPVC double glazed bay window to the front. This space is perfect for use as a home office, playroom, or snug.

**WC**

A convenient downstairs cloakroom comprising a low-level WC and wash hand basin.



### Garage

Accessed via an up-and-over door, with a separate uPVC double glazed side door for additional entry. Provides excellent storage and parking space.

### First Floor:

#### Landing

A spacious landing with a storage cupboard and access to all first-floor rooms.

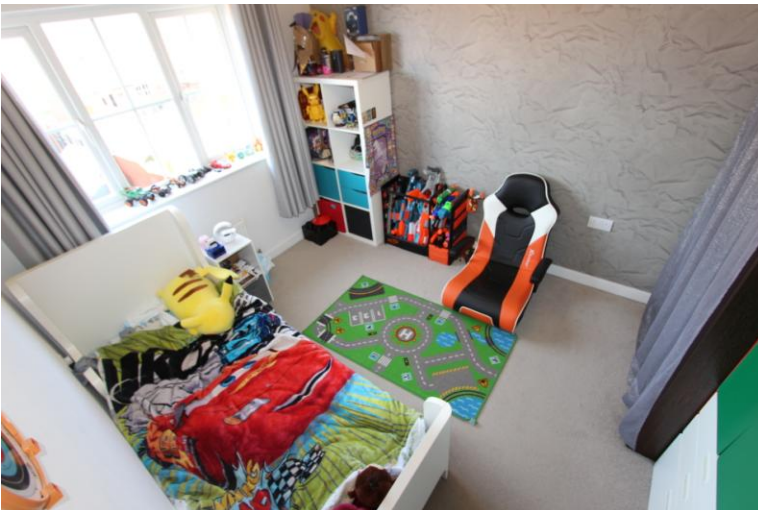


**Bedroom 1 (Master)** 3.82m (12'6") x 2.00m (6'7") plus 1.26m (4'2") x 1.26m (4'2")

A spacious and well-appointed master bedroom with two uPVC double glazed windows to the front, flooding the room with natural light. The room benefits from two fitted wardrobes, a storage cupboard, and access to:

#### En-suite

A modern en-suite shower room comprising a recessed shower area, wash hand basin, and low-level WC. A uPVC double glazed window to the front provides ventilation and light, with a radiator ensuring comfort.



**Bedroom 2** 3.60m (11'10") x 2.71m (8'11")

A generous double bedroom featuring a uPVC double glazed window to the rear, fitted wardrobes, a radiator, and double doors.



**Bedroom 3** 2.61m (8'7") x 2.50m (8'2")

A comfortable and bright bedroom with a uPVC double glazed window overlooking the rear garden and a radiator.





#### **Bedroom 4** 2.61m (8'7") x 2.37m (7'9")

Another well-proportioned bedroom with a uPVC double glazed window to the rear and a radiator.

#### **Family Bathroom**

A stylish and contemporary three-piece suite comprising a panelled bath with an overhead shower, a wash hand basin, and a low-level WC. A uPVC double glazed window to the side provides natural light and ventilation.



#### **Outside:**

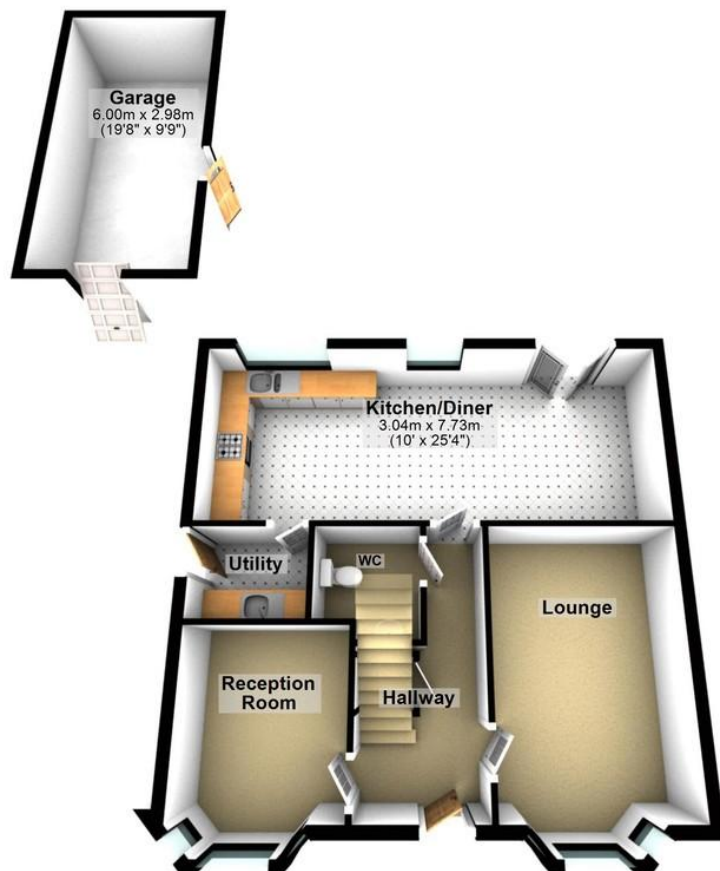
To the front, the property benefits from an enclosed garden with a driveway to the side, providing off-road parking for three vehicles and an EV charger installed.

The rear garden is a large, private, and enclosed space, mainly laid to lawn with a timber decking area at the bottom, a paved patio area adjacent to the house, and ample room for outdoor dining and relaxation.



**Viewing highly recommended to appreciate all this wonderful home has to offer!**

### Ground Floor



### First Floor

