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ESTATES

110 COLESHILL ROAD, MARSTON GREEN, BIRMINGHAM,
B37 7HW **GUIDE PRICE £575,000**





A superbly presented four-bedroom detached family home offering spacious and versatile accommodation throughout, including two reception rooms, a stylish fitted kitchen, En-suite facilities, an attached garage, and beautifully maintained gardens. .

Situated on Coleshill Road (B37), the property enjoys a convenient location with easy access to both local and regional amenities. Nearby Marston Green and Chelmsley Wood offer a wide choice of shops, supermarkets, cafés, and essential services, while Resorts World, the NEC, and Birmingham International Airport are within a short drive.



Families benefit from a range of well-regarded local schools, along with nearby parks and leisure facilities. For commuters, there are excellent transport links: Marston Green railway station provides direct connections into Birmingham New Street and Coventry, while the property is just minutes from the M42, M6 and A45 motorway networks.

This combination of accessibility, family-friendly surroundings, and proximity to major business and leisure hubs makes the location highly desirable.





Ground Floor

Entrance Hall

A bright and welcoming hallway with useful storage cupboard, radiator, and carpeted staircase rising to the first floor (fitted with a stair lift). The composite front door with secure glazing provides an elegant first impression.

Dining Room – 3.45m (11'4") x 2.07m (6'9")

A light and versatile room ideal for family meals or as a study/home office, featuring a front-facing uPVC double glazed window and radiator.



Kitchen – 5.07m (16'8") x 2.07m (6'9")

A superb modern kitchen fitted with a matching range of sleek white high Gloss base and eye-level units complemented by granite worktops and under-unit lighting. Integrated appliances include a fridge, freezer, dishwasher, washing machine, built-in fan-assisted oven, built in microwave, and four-ring electric hob with modern glass extractor. A stainless-steel sink with drainer built into the granite top sitting beneath rear-facing uPVC double glazed window, filling the room with natural light. Ceramic tiled flooring and a side access UPOVC double glazed door complete this stylish and practical space.



Lounge – 4.63m (15'2") x 3.53m (11'7")

A cozy and comfortable living space with a side-facing uPVC double glazed window, radiator, tiled flooring, and central heating thermostat. The room also benefits from an air conditioning unit that both cools and warms, ensuring year-round comfort and Ceramic tiled flooring.

Lounge Area – 4.79m (15'9") x 4.14m (13'7")

A bright, spacious extension of the main lounge, featuring large uPVC double glazed windows and double doors opening onto the rear garden. This area is ideal for entertaining, family gatherings, or simply enjoying views of the landscaped outdoor space.



WC

Fitted with a modern two-piece suite comprising wash hand basin and concealed cistern WC, with frosted uPVC double glazed window to the front and access door to the garage



Garage

Attached garage providing excellent storage or parking, housing the gas combination boiler, with internal access from the WC, the garage is equipped with full lighting and has a wooden barn Garage door.



First Floor

Landing

Spacious carpeted landing with storage cupboard housing the high pressure water tank, radiator, smoke detector, and access to the insulated loft via pull-down ladder.



Family Bathroom

A well-appointed four-piece suite comprising a panelled bath, wash hand basin, WC with concealed cistern, and a luxury steam shower enclosure with body jets, ambient lighting, radio system, speakers and steam function. Finished with ceramic tiling, heated towel rail, extractor fan, and frosted uPVC double glazed window to the rear.



Bedroom One – 4.74m (15'7") x 3.30m (10'10")

A generous master bedroom with a front-facing uPVC double glazed window, radiator, and air conditioning unit offering both heating and cooling. This room combines space and comfort, making it a perfect retreat.

En-suite Modern en-suite shower room fitted with a three-piece suite including wash hand basin, concealed cistern WC, enclosed shower cubicle, heated towel rail, ceramic tiled flooring, and frosted front-facing uPVC double glazed window.



Bedroom Two – 4.62m (15'2") x 2.59m (8'6")
A bright double bedroom carpeted, a front-facing uPVC double glazed window and radiator, ideal for children or guests.



Bedroom Three – 3.94m (12'11") x 2.36m (7'9")
A comfortable rear-facing bedroom with uPVC double glazed window, radiator, and fitted carpet, well-suited as a child's bedroom, guest room, or study.



Bedroom Four – 2.53m (8'4") x 2.21m (7'3")
A compact yet versatile room overlooking the rear garden, with uPVC double glazed window and radiator – perfect as a nursery, office, or dressing room.

Outside

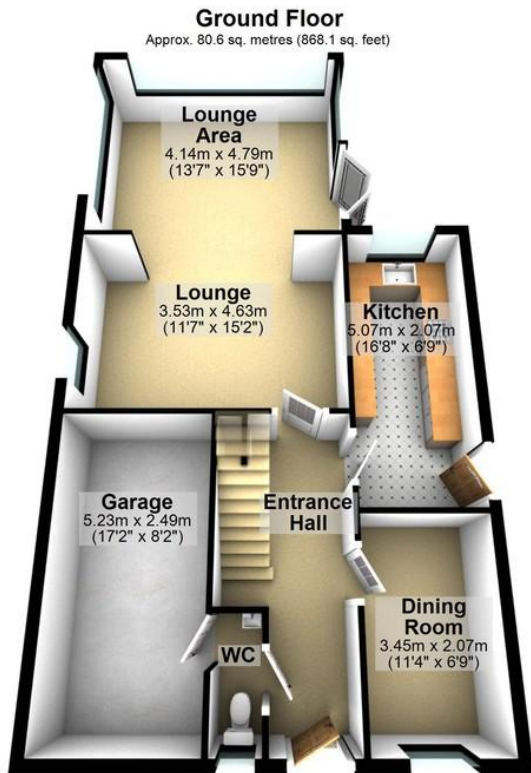
Front

The property is set back from the road behind electronic gates with remote and intercom access. A Tarc driveway provides parking for up to three cars and is bordered by mature trees and shrubs. An outside water tap adds convenience.

Rear Garden

The extensive rear garden is a standout feature of this home. Mainly laid to lawn and separated by a mature hedge, the garden leads to a private courtyard area with artificial lawn and paved patio, perfect for entertaining. A wooden summer house fitted with power and lighting provides a versatile space for hobbies, work, or relaxation. Additional storage for mower, outdoor water supply, multiple power sockets, and external lighting further enhance the garden's appeal.





Total area: approx. 140.9 sq. metres (1516.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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