



Marston Road,
Sutton Coldfield, B73 5HH

£375,000

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This superbly located charming characterful detached period property retains many original features and sits within close proximity of many sought after amenities including desirable schools and shops along with a superior local transport network both road and rail. Accessed via a most welcoming hall the ground floor accommodation includes a generous through lounge dining room, a well proportioned kitchen and a ground floor bedroom/ family room with en-suite shower room and store room off. To the first floor there are two good size bedrooms along with a walk through dressing room leading to a family bathroom. Outside a driveway provides off road parking for vehicles to the front of the property whilst there is a lawned garden with gated side access to the rear. An early viewing is essential to fully appreciate the opportunity on offer and avoid disappointment.





Property Specification

SUPERBLY LOCATED CHARACTERFUL PERIOD DETACHED PROPERTY

TWO DOUBLE BEDROOMS TO FIRST FLOOR
THIRD BEDROOM / FAMILY ROOM TO GROUND FLOOR
FIRST FLOOR DRESSING ROOM AND FAMILY BATHROOM
GROUND FLOOR EN-SUITE SHOWER ROOM WITH STORE

Hallway

Lounge 11' 4" x 10' 11" (3.45m x 3.32m)

Dining Area 15' 5" x 10' 11" (4.70m x 3.32m)

Kitchen 16' 0" x 11' 10" (4.87m x 3.60m)

Bedroom 3/Study 14' 0" x 6' 9" (4.26m x 2.06m)

Shower Room 6' 9" x 5' 4" (2.06m x 1.62m)

Store

Landing

Bedroom 1 11' 8" x 11' 0" (3.55m x 3.35m)

Bedroom 2 11' 4" x 11' 0" (3.45m x 3.35m)

Dressing Area 5' 2" x 5' 3" (1.57m x 1.60m)

Bathroom 13' 8" x 11' 4" (4.16m x 3.45m)

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 13th August 2024

Viewer's Note:

Services connected:
Council tax band: C
Tenure: Freehold years remaining, lease from
Ground Rent: £0
Service Charge: £0
Restrictions:

Floor Plan

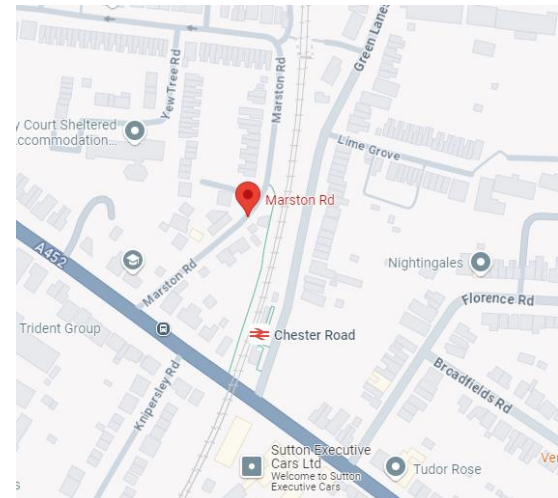
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Map Location



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