



Marshmont Way,
Birmingham, B23 5XY

£230,000

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This well presented end of terrace property occupies a popular and convenient location set within close proximity of many desirable amenities including popular schools, shops and transport links. Having the advantage of a side garage and driveway the accommodation includes a well proportioned living room, fitted kitchen two well proportioned bedrooms and modern bathroom. An early viewing is essential in order to fully appreciate the opportunity on offer and avoid disappointment.





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: 29th July 2024

Property Specification

2 BED END OF TERRACE HOUSE
TWO WELL PROPORTIONED BEDROOMS
GOOD SIZE LIVING ROOM WITH STORAGE
MODERN FITTED KITCHEN
SIDE GARAGE AND DRIVEWAY

Porch

Hall

Kitchen 2.95m (9'8") x 1.93m (6'4")

Living Room 4.69m (15'5") max x 3.73m (12'3")

Landing

Bedroom 1 3.73m (12'3") x 2.96m (9'8")

Bathroom

Bedroom 2 2.79m (9'2") x 2.49m (8'2")

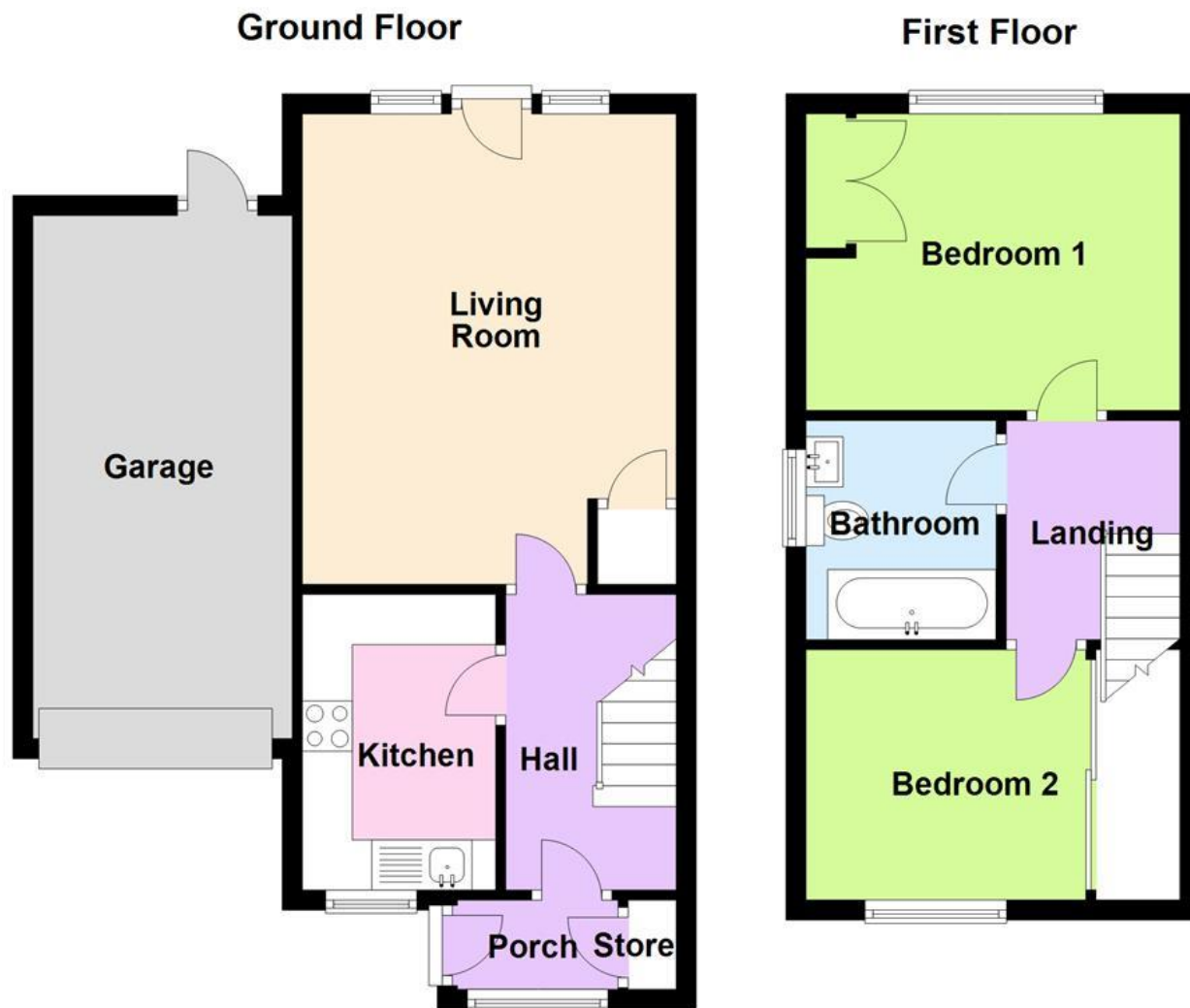
Garage

Viewer's Note:

Services connected:
Council tax band: C
Tenure: Freehold

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		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

