



smart homes

**Aylesford Drive**

Marson Green, Birmingham

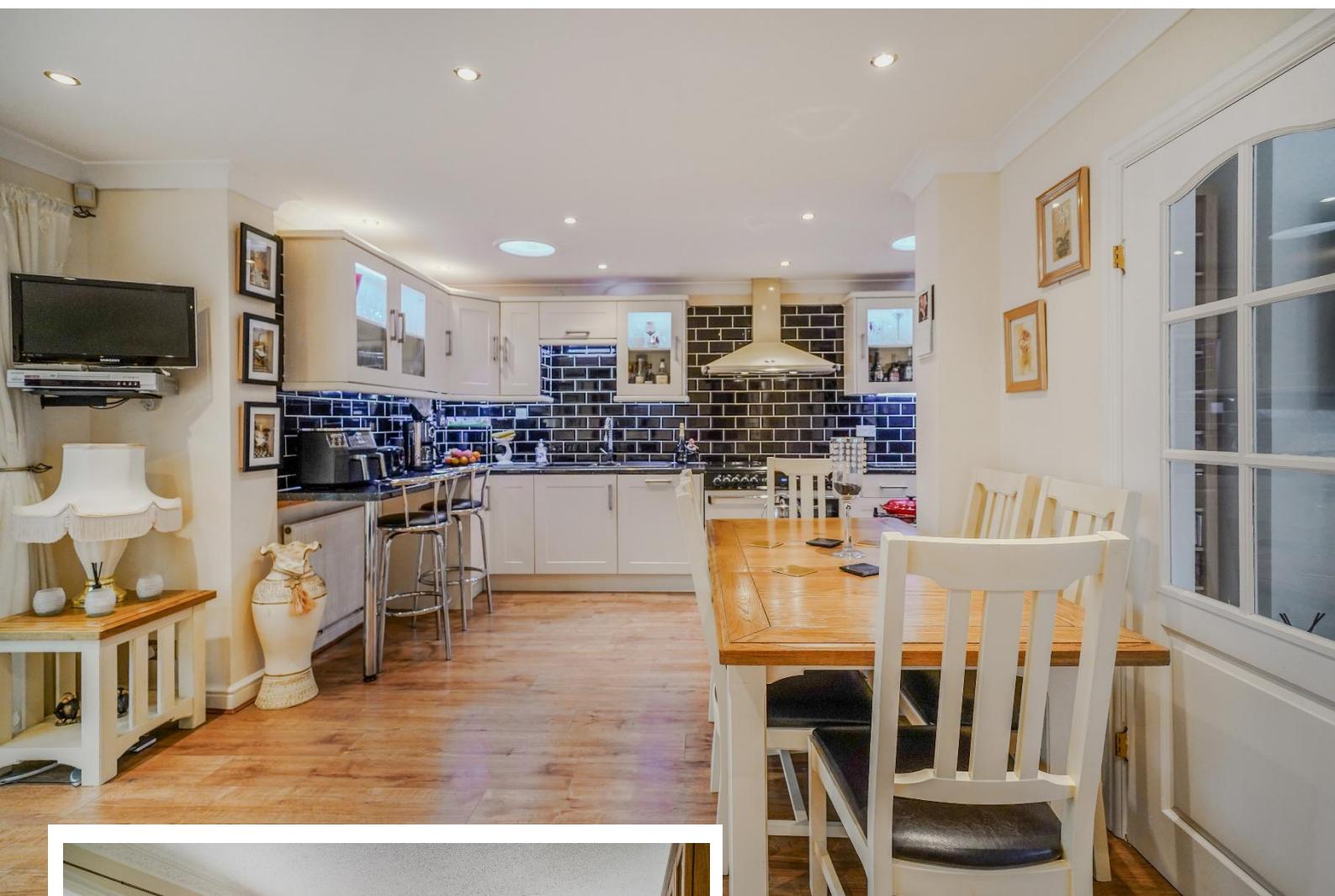
- A Well Maintained Three Bedroom Link Detached Family Home
- Superb Family Dining Kitchen
- Lounge
- Spacious Conservatory & Office

**Offers Over £400,000**

Current EPC Rating 63 (D)

Current Council Tax Band D





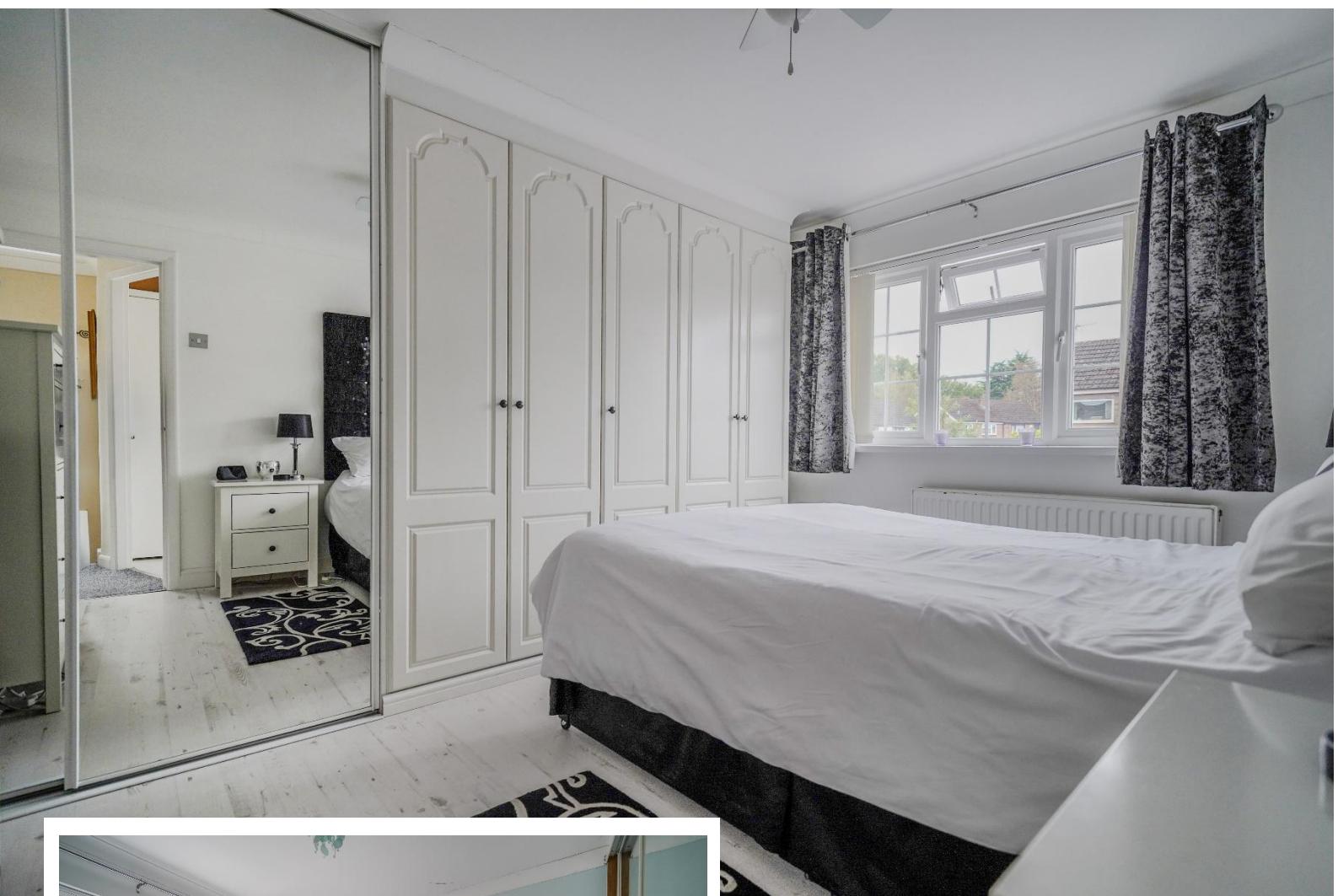
## Property Description

A well maintained link detached family home situated on a good sized plot benefiting from three bedrooms, superb family dining kitchen, home office, lounge, spacious conservatory and office, guest WC, re-fitted family bathroom, garage, generous off road parking and delightful rear garden

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative

EPC supplied by Nigel Hodges  
Current council tax band – D



## Rooms & Measurements

Entrance Hall

Guest WC

Family Dining Kitchen - 5.38m x 4.9m (17'8" (max) x 16'1" (max)

Home Office to Front - 2.74m x 2.06m (9'0" x 6'9")

Lounge to Front - 5.11m x 3.25m (16'9" x 10'8")

Spacious Conservatory to Rear - 5.33m x 2.79m (17'6" x 9'2")

Office/With Option For Utility - 3.35m x 1.85m (11'0" x 6'1")

Bedroom One to Front - 3.96m x 2.46m (13'0" x 8'1" (to wardrobes)

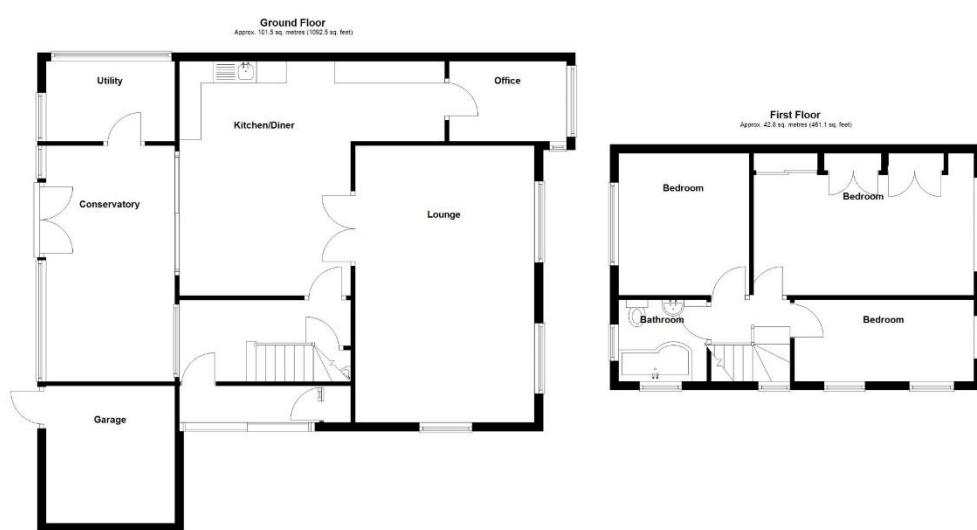
Bedroom Two to Rear - 3.38m x 3.07m (11'1" x 10'1")

Dual Aspect Bedroom Three to Front - 3.38m x 1.91m (11'1" x 6'3")

Re-Fitted Family Bathroom to Rear - 2.29m x 1.88m (7'6" x 6'2")

Garage - 5.33m x 3.18m (17'6" x 10'5")





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. 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.