

ACRES

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- Delightfully presented & cosy, three bedroomed detached home
- Spacious bedrooms with master boasting over stairs storage
- Well-appointed family bathroom
- Appealing lounge with bay window to fore
- Impressive dining room
- Fitted kitchen with the opportunity to expand (stpp)
- Beautiful rear conservatory
- Multivehicular tarmac, side drive
- Attractive & private rear garden
- Garage with up & over door



5, MARSHBROOK CLOSE, B24 0NT ~ Offers in Excess of £290,000

Occupying a delightful and enviable position of Erdington, this impressively maintained and attractive, currently leasehold (with lease expiring May 2124), three bedroomed detached family home allows for personalisation, as well as remodelling to craft a truly stunning home. The immaculate cleanliness of the property grants immediate move-in upon completion and boasts no onward chain. Marshbrook Road feeds directly onto Chester Road offering its incredible array of local shopping amenities and facilities within close proximity. Further comprehensive essentials can be obtained via a short drive into Wylde Green, Erdington or Walmley, all of which are also accessible through one of the many, readily available bus services on Chester Road. Educational opportunities can be found nearby, Pype Hayes Park, a golf course and major road links are just a scattering of benefits to the home's position. Having the provision of gas central heating and PVC double glazing (both where specified), this tastefully cared-for property stands as testament to meticulous attention to detail with internal rooms currently briefly comprising: Porch, entrance hall, spacious lounge having bay window to fore, attractive dining room leading to a fitted kitchen and rear conservatory. To the first floor are three well-proportioned bedrooms, the master allows for a complete suite and over stairs storage, all rooms are serviced by a family bathroom. Externally, a side multivehicular tarmac drive leads to a single garage, to the rear, paving advances from rear conservatory and progresses to an ornamental garden area. To fully appreciate the home on offer, its scope for customisation and potential, we highly recommend internal inspection. EPC Rating TBC.

Set back from the road behind a multivehicular and side, tarmac drive, access is gained into the accommodation via a PVC double glazed and leaded door with windows to side, into:

ENCLOSED PORCH: Internal PVC double glazed, obscure door opens to:

HALLWAY: Radiator, space for cloaks storage, stairs off to first floor, door opens to:

LOUNGE: 16'00" (into bay) x 12'05" max: PVC double glazed bay window to fore, electric coal-effect fire set upon a granite style hearth having matching surround and period mantle over, radiator, door to hall and understairs storage, access is provided into:

DINING ROOM: 9'02" x 7'10": Double glazed sliding patio doors open to rear conservatory, space for dining table or the potential (subject to suitable and relevant works) to open into kitchen, radiator, access back to lounge and door opens to:

FITTED KITCHEN: 9'00" x 7'08": PVC double glazed window to rear, matching wall and base units with integrated oven, recess for washing machine and fridge/freezer, roll edged work surfaces with four ring electric hob and extractor over, stainless steel sink drainer unit, tiled splashbacks and flooring, door gives access back to dining room.

REAR CONSERVATORY: 9'11" x 7'07": PVC double glazed, leaded and stained windows with patio doors to side lead to garden, radiator, double glazed sliding doors open back to dining room.

STAIRS AND LANDING: PVC double glazed obscure window to side, doors open to three bedrooms and a family bathroom.

BEDROOM ONE: 15'10" X 10'11" max 3'09" min: PVC double glazed window to fore, space for double bed and complimenting suite comprising bedside tables, chest of drawers and wardrobes, radiator, door opens to over stairs storage space, door back to landing.

BEDROOM TWO: 9'04" x 8'05" max 6'04" min: PVC double glazed window to rear, radiator, door back to landing.

BEDROOM THREE: 9'04" x 7'05" max 5'06 min (to wardrobes): PVC double glazed window to rear, comprehensive set of units including wardrobes and chest of drawers, radiator, recess for door to landing.

BATHROOM: PVC double glazed obscure window to side, suite comprising bath with glazed splashscreen to side, low level WC and vanity wash hand basin, tiled splashbacks, radiator, door back to landing.

REAR GARDEN: Patio leads from the accommodation and advances to an ornamental feature garden, a double glazed obscure door opens into:

GARAGE: 16'07" x 8'07" (Please check the suitability for your own vehicle use): Having overhead storage space, up and over garage door leads to fore.



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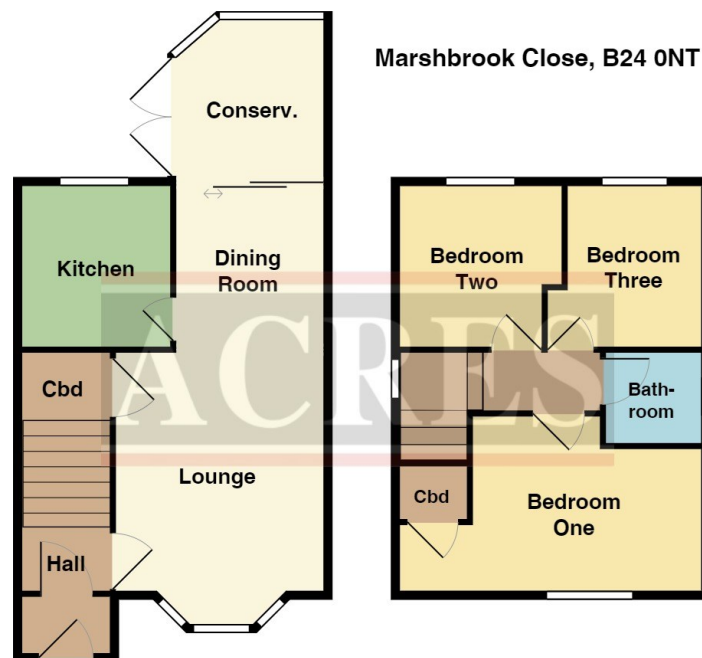
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

TENURE: We have been informed by the vendors that the property is Leasehold (with lease expiring May 2124) (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: D

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.