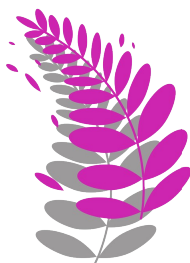


FERNDOWN ESTATES



8 Wolverton Road, Birmingham, West Midlands, B37 7XJ

4 Bed House - Detached

Offers Over £425,000

🏠 Receptions 3

🛏 Bedrooms 4

🚿 Bathrooms 3



- FOUR BEDROOMS
- DETACHED RESIDENCE
- THREE RECEPTION ROOMS
- EXTRA UTILITY & STORAGE AREA
- CONSERVATORY

- KITCHEN WITH UTILITY
- GROUND FLOOR GUEST WC
- EN-SUITE OFF MAIN BEDROOM
- FAMILY BATHROOM
- CENTRAL MARSTON GREEN



Ferndown Estates - Independent Sales / Lettings / Conveyancing / Mortgages

IMPRESSIVE FOUR BEDROOM DETACHED residence set within a desirable location in Marston Green Village, a short distance to local amenities and village train station. The generous size property boasts its unique configuration and is ideal for large families in need of ample living space with THREE RECEPTION ROOMS, TWO UTILITY ROOMS, a conservatory and family kitchen. There are three double bedrooms and a good size forth all with storage space and an en-suite off the main.

Overview & Approach



Wolverton Road is located in the heart of Marston Green leading away from the modern housing development, onto Elmdon Road towards the centre of the village. Constructed in 1996 and having since been re-configured within the garage area and also having a conservatory added. The property is suited to families and those keen to be within the catchment for good nearby schools and to be within easy reach of major transport links.

Marston Green is a sought-after district of North Solihull due to the local schools which have high Ofsted Ratings and the nearby train stations, which offer regular train journeys into Birmingham City Centre (9 minutes) and Birmingham International Train Station, Airport and the extremely popular Resorts World (5 minutes).

This property is accessed via the front driveway which allows parking for several vehicles and is approached via the canopy porch.

Entrance Hallway



The entrance hallway has ceiling light point and decorative coving, tiled flooring, a central heating radiator point, storage cupboard and stairs rising to first floor.

Guest WC



Off the hallway and overlooking the front, ceiling light point, tiled flooring, low level WC and wash hand basin and a radiator point.

Lounge



Overlooking the front of the property, with two ceiling light and two wall light points, two radiator points and feature fire surround.

Office / Playroom



Accessed from the hallway and overlooking the fore, has two ceiling light points, laminate flooring, radiator point and a door leading into:

Utility Room



Accessible via the office / playroom and also via a uPVC door leading out to the side of the property. Ceiling down lights, laminate flooring, matching wall and base units with work surfaces over incorporating stainless steel sink and drainer unit with mixer tap, plumbing for a washing machine and space for other appliances.

Kitchen



Accessed off the hallway and overlooking the rear of the property with two ceiling light points and tile flooring. Matching wall and base units with quartz worksurfaces over, stainless steel sink with mixer tap and drainer. A fitted induction hob with extractor fan over and integrated oven under, other integrated appliances to include: microwave and dishwasher. Doors leading off to:



quartz work surfaces over incorporating stainless steel sink and drainer unit with mixer tap, plumbing for a washing machine and an upright radiator.

Dining Room



Overlooking the rear with french doors leading out to the conservatory, ceiling light point and radiator point.

Conservatory



Ceiling light point and fan, tiled flooring, gas central heating radiator and french doors leading out to the rear garden.



Utility Area



Off the Kitchen, the utility room overlooks the rear of the property with a uPVC door leading out to the garden. Ceiling light point, tiled flooring, matching wall and base units with

Stairs & Landing



Ceiling light point, loft hatch access, storage cupboard and doors lead off into:

Bedroom One En-Suite



Overlooking the side, ceiling down lights, heated towel rail and tiled flooring. Shower cubicle with mains shower, low level WC, large wash hand basin with vanity unit under.

Bedroom One



Overlooking the front of the property with two windows, a ceiling light point, radiator point and two fitted wardrobes both with double doors.



Bedroom Two



Overlooking the rear of the property, a ceiling light point, a radiator point with a fitted wardrobe with drawers.

Bedroom Four



Overlooking the rear of the property with ceiling light point a radiator point and fitted single bed, wardrobe and desk.

Bedroom Three



Overlooking the front of the property with ceiling light point a radiator point and built in double wardrobe.

Bathroom



Obscure window overlooking the rear, ceiling light point and tiled flooring. Panelled bath with shower off the mains, pedestal wash hand basin and a low level WC.

Garden



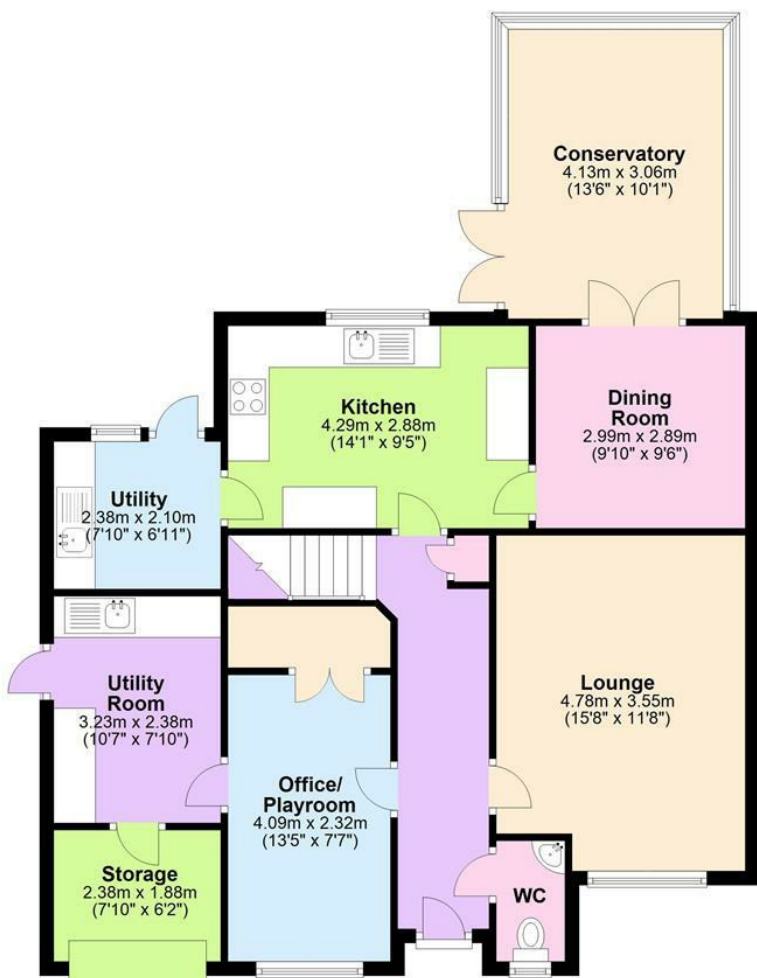
South facing garden with block paved patio area, mainly laid to lawn with fencing as boundaries.



Wolverton road

Ground Floor

Approx. 94.1 sq. metres (1012.7 sq. feet)



First Floor

Approx. 57.3 sq. metres (616.6 sq. feet)



Total area: approx. 151.4 sq. metres (1629.2 sq. feet)



PROPERTY MISDESCRIPTIONS ACT: Ferndown Estates have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO ₂ emissions			
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	