

# Barratt Last

## ESTATE AGENTS

0121 776 5744



### STATION ROAD, MARSTON GREEN, B37 7AB

### £265,000 FREEHOLD

- Traditional Freehold Semi-Detached
- Central Heating
- 'Off-Road' Parking to Fore
- Three Bedrooms
- Double Glazing
- Walking Distance to Marston Green Railway Station

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Barratt Last Estate Agents is the trading name of Barratt Last (Estate Agents) Limited, registered in England number 6288672.  
Registered office: 11 Aldergate, Tamworth, Staffordshire B79 7DL.  
A list of Directors is available for inspection at registered office.



Traditional Freehold centrally heated, double glazed Semi-detached residence situated in a very convenient location within walking distance of Marston Green Train Station, shops and local schools. 'Off-road' parking to fore, Fully Enclosed Porch Entrance, Hall, Through Lounge, fitted Kitchen, Three bedrooms, fully tiled Bathroom and enclosed rear garden.

## GROUND FLOOR

### Fully Enclosed Porch Entrance

Sliding double glazed entrance door.

### Hallway

Central heating radiator, understairs store cupboard. Stairs leading from the hallway up to the First Floor

### Through Lounge

24'6" x 11'6" (7.47m x 3.51m)

Double glazed bay window to fore, 2 central heating radiators, double glazed patio doors opening to rear garden.

### Fitted Kitchen

10'5" x 8'3" (3.18m x 2.51m)

Matching base and wall units, roll edge work surfaces, 'built-in' double oven and four ring ceramic hob unit with cooker hood air extractor fan above, tiled splashbacks, single drainer sink, plumbing for automatic washing machine, central heating boiler set in cupboard housing, double glazed window and door to rear garden.

## FIRST FLOOR

### Landing

Side double glazed window, loft access.

### Bedroom 1

11'5" x 11'0" (3.48m x 3.35m)

Double glazed bay window to fore, central heating radiator.

### Bedroom 2

12'9" x 9'8" (3.89m x 2.95m)

Double glazed window to rear, central heating radiator.

### Bedroom 3

11'2" x 8'0" (3.40m x 2.44m)

Double glazed window to rear, central heating radiator.

## Bathroom

7'8" x 6'4" (2.34m x 1.93m)

Fully tiled walls, tiled floor covering, panelled bath, pedestal wash hand basin, low flush W.C., central heating radiator, double glazed window, airing cupboard.

## OUTSIDE

### Gardens


The property is situated in a service road and set back behind lawn and concrete driveway providing 'off-road' car parking space.

Gated side access leads to the rear garden having a garden shed, patio, lawn, flower borders and screen fencing.

## ADDITIONAL INFORMATION

Tenure - We understand that the property is Freehold and are awaiting confirmation of this. Prospective purchasers are advised to verify this information with a Legal Representative.

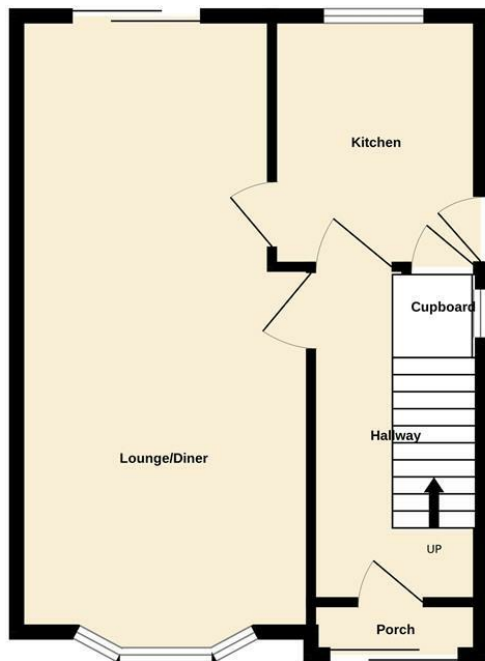
Council Tax - Band C - Solihull Metropolitan Borough Council.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

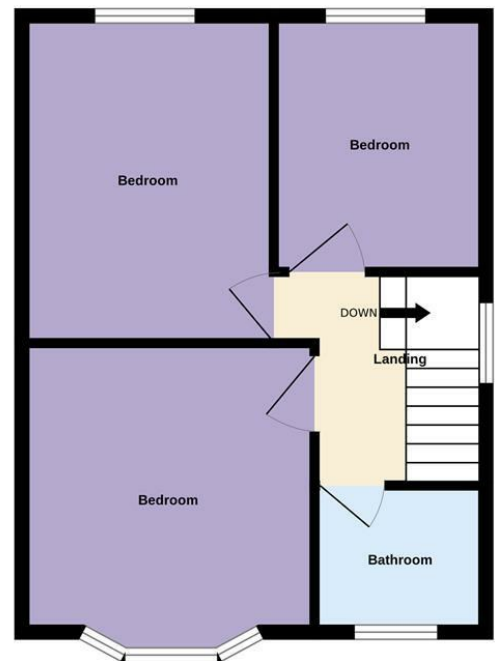
## HOME TO SELL?

If you are selling your home, arrange a Free Valuation today. Call 0121 776 5744.

Ground Floor



1st Floor



25 Stationroad B37 7ab

Measurements are approximate. Not to scale. Illustrative purposes only  
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