



Farndon Avenue, Marston Green Birmingham





Property Description

Burchell Edwards are delighted to offer this idyllic four bedroom detached property, located in the popular area of Marston Green in Birmingham (B37). Briefly comprising of an entrance hall, guest W.C, lounge, kitchen diner, utility, conservatory, private rear garden with access either side and a purpose-built home office complete with broadband,

To the first floor, there are four bedrooms, an ensuite to the master and a family bathroom.

Upon arrival you will find ample off-road parking by way of a double garage and a private driveway.

Sit amongst many local amenities/shops, local restaurants and amenities, this is a very a popular area for great school catchments.

Offering easy access to local transport links including the M6 & M42 Motorways and Marston Green Train Station. A viewing is essential in order to appreciate the space and accommodation available, this is sure to make the perfect family home!

Guest W.C

Double glazed window to front elevation, wash hand basin, W.C, central heating radiator and lino flooring.

Entrance Hallway

Door to garage, carpet, storage cupboard and central heating radiator.

Lounge

15' 9" x 11' 7" (4.80m x 3.53m)
Double glazed window to front elevation, two central heating radiators and carpet.

Kitchen/ Diner

24' 2" x 9' 3" (7.37m x 2.82m)
Double glazed window and sliding patio doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and grill with extractor over, induction hob, karndean flooring, spotlights, storage cupboard and central heating radiator.

Utility Room

7' 10" x 7' (2.39m x 2.13m)
Double glazed door and window to rear elevation, loft access, laminate flooring, central heating radiator, tiling to splash prone areas, sink and drainer unit, boiler and space and plumbing for washing machine.

Conservatory

16' 1" x 9' (4.90m x 2.74m)
Double glazed windows to all elevations, doors to rear elevations, tiled flooring and central heating radiator.

Landing

Carpet, loft access and storage cupboard.

Bedroom One

12' 6" x 12' 3" (3.81m x 3.73m)

Two double glazed windows to front elevation, central heating radiator, carpet and fitted wardrobes.

En-Suite

Double glazed window to side elevation, W.C, wash hand basin, shower cubicle, heated towel rail, lino flooring and extractor.

Bedroom Two

9' 11" x 9' 3" (3.02m x 2.82m)

Double glazed window to front elevation, carpet, central heating radiator and fitted wardrobes with sliding doors.

Bedroom Three

9' 6" x 9' (2.90m x 2.74m)

Double glazed window to rear elevation, carpet and central heating radiator.

Bedroom Four

9' 10" x 9' 7" (3.00m x 2.92m)

Double glazed window to rear elevation, central heating radiator and carpet.

Bathroom

Double glazed window to rear elevation, wash hand basin, W.C, bath with shower over, lino flooring, heated towel rail and extractor fan.

Rear Garden

Patio, lawn, side access and outside tap.

Front Garden

Block paved driveway providing off road parking and two garages.

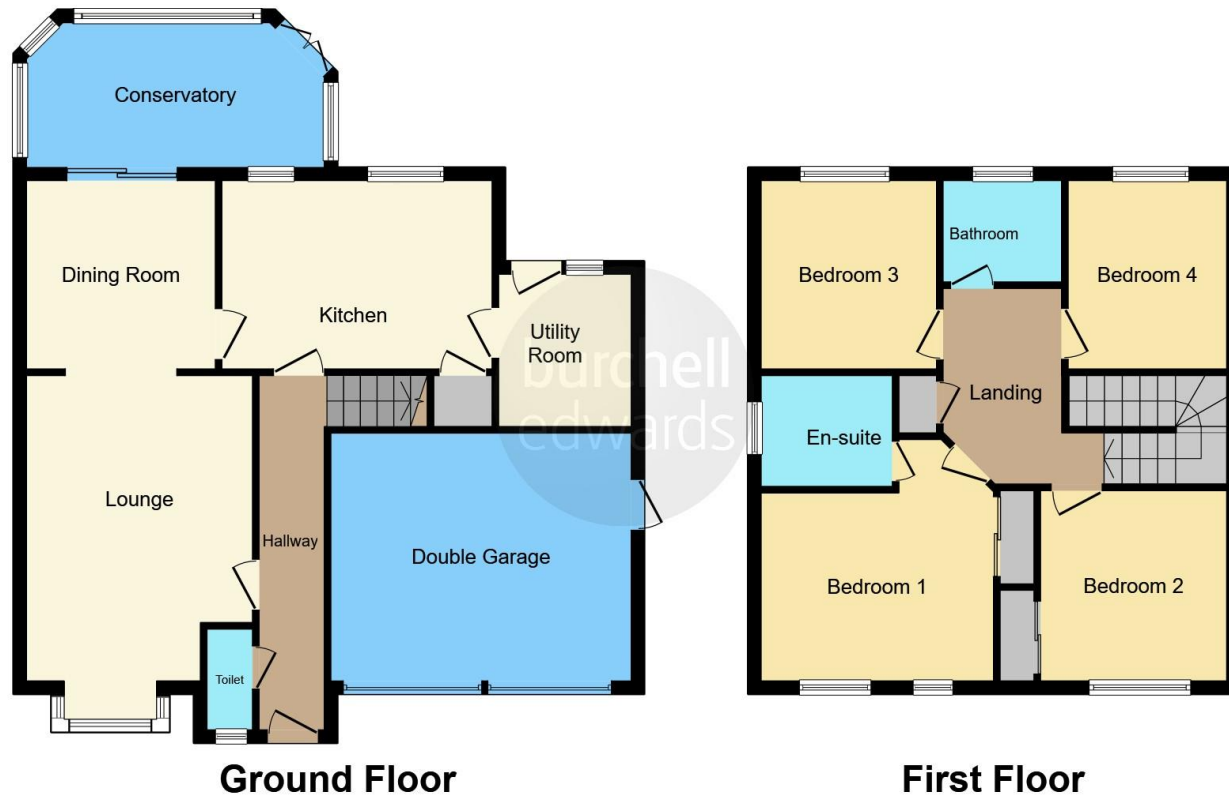
Home Office

Two double glazed windows to side elevation, doors to front elevation, spotlights and laminate flooring.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

T 0121 749 7888
E castlebromwich@burchelledwards.co.uk

2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW209521



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBW209521 - 0004