



Wavers Marston, BIRMINGHAM





Property Description

A high standard, detached family home located in the popular village of Marston Green. This impressive property has everything a modern day family would possibly need, from its five bedrooms, three bathrooms as well as ground floor W/C, multiple living rooms, stunning kitchen & a well maintained garden space. Marston green is a high demand area due to the high quality school catchment, great public transport links and local amenities nearby.

Entrance Porch

Double glazed door to front elevation, double glazed windows to front and side elevations and tiled flooring.

Entrance Hallway

Door to front elevation, under stairs storage and oak flooring.

W.C

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

Lounge

18' 8" max into bay x 14' 6" max (5.69m max into bay x 4.42m max)

Double glazed bay window to front elevation, media wall, two central heating radiators, electric fire and oak flooring.

Dining Room

17' 1" x 9' 7" (5.21m x 2.92m)

Double glazed window to side elevation, double glazed windows and French doors into conservatory, oak flooring and two central heating radiators.

Kitchen

9' 6" x 21' 2" (2.90m x 6.45m)

Two double glazed windows to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric double oven, hob, extractor hood, integrated dishwasher, space for a large fridge/freezer, spotlights, breakfast bar, tiled flooring and central heating radiator.

Utility Room

4' 8" x 8' 3" (1.42m x 2.51m)

A range of wall and base units with work surface over, space and plumbing for washing machine, central heating radiator, tiled flooring, spotlights and door to garden.

Conservatory

12' 5" x 11' 6" (3.78m x 3.51m)

Double glazed windows to side and rear elevations incorporating double glazed double doors to rear elevation and tiled flooring.

Landing

Two double glazed windows to front elevation, carpet, storage, loft access and two central heating radiators.

Bedroom One

13' 6" x 12' 6" plus wardrobes (4.11m x 3.81m plus wardrobes)

Double glazed window to front elevation, central heating radiator, laminate flooring and fitted wardrobes.

En-Suite

Double glazed window to side elevation, W.C, vanity wash hand basin, shower cubicle, central heating radiator, tiling to walls and floor and spotlights.

Bedroom Two

13' 2" plus dressing room x 10' 9" plus door recess (4.01m plus dressing room x 3.28m plus door recess)

Double glazed window to front elevation, two central heating radiators, laminate flooring and fitted wardrobes.

En-Suite

Double glazed window to rear elevation, wash hand basin, W.C, shower cubicle, spotlights, extractor and vinyl flooring.

Bedroom Three

8' 10" from wardrobes x 10' 5" (2.69m from wardrobes x 3.17m)

Double glazed window to rear elevation, laminate flooring, central heating radiator and fitted wardrobes.

Bedroom Four

7' 2" x 7' 6" (2.18m x 2.29m)

Double glazed window to front elevation, fitted desk, central heating radiator and laminate flooring.

Bathroom

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

Bedroom Five

8' 4" x 10' 7" (2.54m x 3.23m)

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

Front Garden

Block paved driveway providing off road parking.

Rear Garden

Paved patio area, lawn, outdoor storage, outside taps and socket and side access to frontage.

Double Garage

16' x 16' 7" (4.88m x 5.05m)

Two up and over doors and lighting.









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

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EPC Rating: C

Tenure: Freehold

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