



Coleshill Road, Marston Green Birmingham





## Property Description

Burchell Edwards are proud to offer this very unique opportunity to own a three bedroom detached family home on one of the most sought after roads in Marston Green. This property is a perfect canvass for a forever family home with its spacious, flowing rooms to the large plot and stunning gardens in which it sits upon. There is plenty of scope for the future (STPP) to extend in different ways to create that dream home.

The location of this property means that you benefit from a good school catchment area, easy access to the M42, NEC and Birmingham airport.

## Approach

Block paved driveway providing off road parking.

## Reception Porch

Double glazed door and window to front elevation, further double glazed window to side elevation, wall light point and tiled floor.

## Entrance Hallway

Obscure single glazed door and window to front elevation, ceiling light point, under stairs storage and central heating radiator.

## Guest W.C

Single glazed window to side elevation, wash hand basin, WC, ceiling light point, tiled to splash prone areas and central heating radiator.

## Lounge

17' 6" x 11' 11" max ( 5.33m x 3.63m max )  
Double glazed window and French doors to rear elevation, ceiling light point, wall light point and central heating radiator.

## Dining Room

17' 4" into bay x 11' 7" into chimney recess ( 5.28m into bay x 3.53m into chimney recess )  
Double glazed bay window to front elevation, ceiling light point, wall light point and central heating radiator.

## Kitchen

11' 4" x 11' 3" ( 3.45m x 3.43m )  
Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer, space and connections for a gas cooker, extractor hood, tiled to splash prone areas, vinyl flooring, ceiling light point and central heating radiator.

## Utility Room

14' 6" x 9' 4" ( 4.42m x 2.84m )  
Double glazed windows and doors to side and rear elevations, sink with drainer, space and plumbing for a washing machine, ceiling light point with fan, access into garage and central heating boiler.

## Landing

Obscure double glazed window to side elevation, ceiling light point, storage cupboard and central heating radiator.

## Bedroom One

17' 9" into bay x 11' 7" into chimney recess ( 5.41m into bay x 3.53m into chimney recess )  
Double glazed bay window to front elevation, ceiling light point and central heating radiator.

## Bedroom Two

11' 11" x 11' 10" into chimney recess ( 3.63m x 3.61m into chimney recess )  
Double glazed window to rear elevation, ceiling light point and central heating radiator.

## Bedroom Three

14' 8" x 9' 8" ( 4.47m x 2.95m )  
Double glazed window to front and side elevation, ceiling light point, loft access and central heating radiator.

## Bathroom

Large bathroom comprising of a bath, separate shower, W.C and wash hand basin.

## Garden

Paved patio area, lawn, pond, summer house, access to outside WC, plants, trees and shrubs to borders and gated side access to both sides.

## Garage

15' 5" x 9' 5" min ( 4.70m x 2.87m min )  
Double opening doors, single glazed window to side elevation, tap, power supply and light point.









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](http://www.focalagent.com)

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Awaiting Photograph

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EPC Rating: E

Tenure: Freehold

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