



Wavers Marston, Birmingham

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## Property Description

Burchell Edwards are delighted to offer this beautiful modern style, three bedroom end of terrace home situated on a much sought estate in the Marston Green area of Birmingham (B37).

Built in 2003 the property offers modern/stylish décor throughout and is located amongst many amenities including local shops, eateries and public transport links that provide easy access into destinations such as Birmingham City Centre and Birmingham Airport.

The property in brief comprises an entrance hall, lounge, stunning Wren kitchen that includes a range of white high gloss units, marble white work-tops as well as a breakfast island with an induction hob and marble effect surfaces. There is also a guest W.C, a good size conservatory to the rear, three bedrooms and a very modern family shower room.

Upon arrival you will discover off-road parking by-way-of a driveway and gated access leading to a beautifully maintained rear garden- perfect for sun lounging/ entertaining.

A viewing is essential in order to appreciate the space and accommodation available.

## Entrance Hallway

Spotlights, central heating radiator and parquet flooring.

## W.C

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

## Lounge

14' 6" not into bay x 12' 4" ( 4.42m not into bay x 3.76m )

Double glazed bay window to side elevation, central heating radiator, parquet flooring and spotlights.

## Kitchen

15' 5" x 10' 6" ( 4.70m x 3.20m )

Double glazed French doors, Patio doors and window to side elevation, double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated dishwasher, washing machine, fridge freezer, double bin, electric oven and grill, induction hob with extractor hood, spotlights, central heating radiator, central heating boiler, breakfast island, storage cupboard and tiled flooring.

## Conservatory

12' 3" x 12' 11" ( 3.73m x 3.94m )

Double glazed windows all round, double glazed French doors to front elevation, central heating radiator and laminate flooring.

## Landing

Double glazed window to front elevation, loft access, central heating radiator, storage cupboard, carpet and spotlights.

## Bedroom One

11' 10" x 8' 2" ( 3.61m x 2.49m )

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

## Bedroom Two

13' 3" x 9' 7" ( 4.04m x 2.92m )

Double glazed window to side elevation and laminate flooring.

## Bedroom Three

8' 10" x 7' 4" ( 2.69m x 2.24m )

Double glazed window to side elevation, central heating radiator, laminate flooring and storage cupboard.

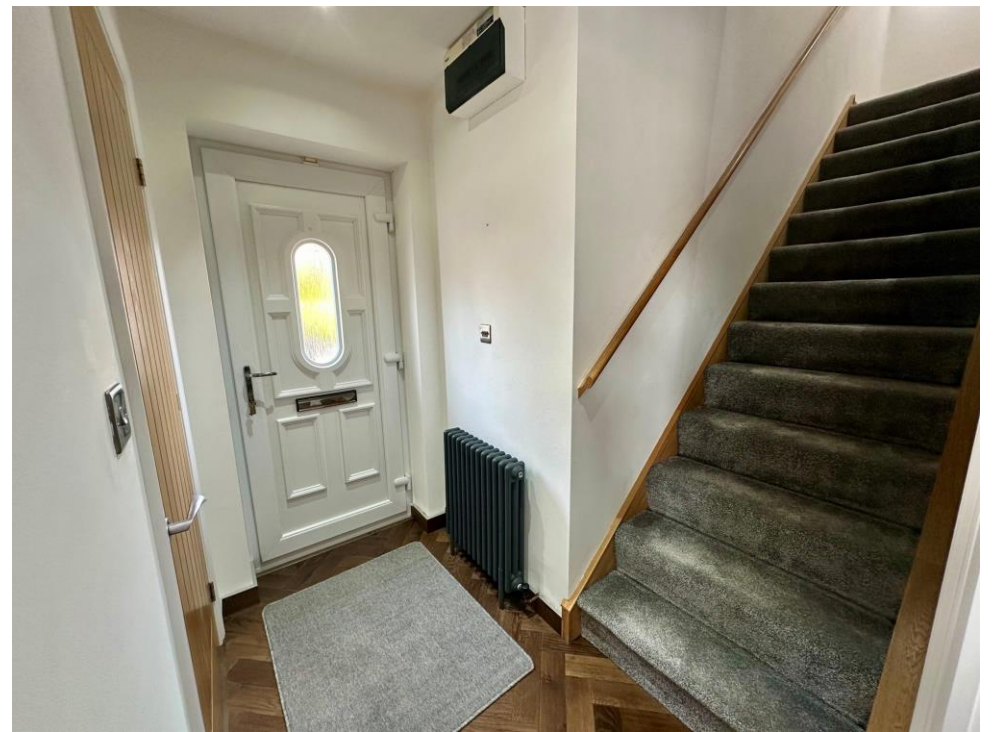
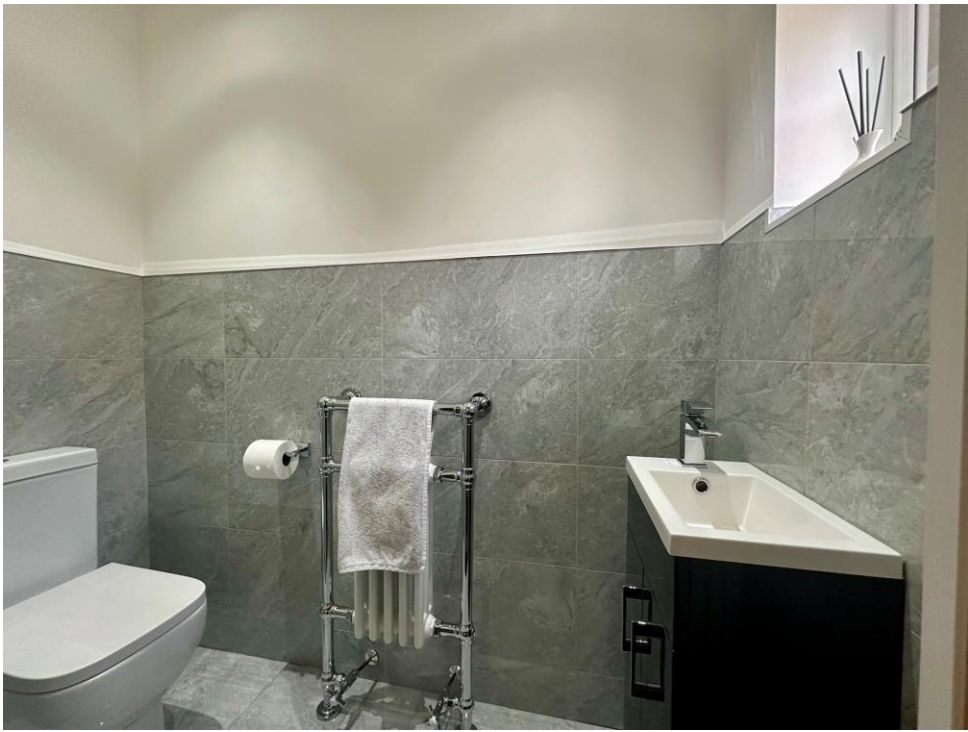
## Bathroom

Double glazed window to side elevation, shower cubicle with rainfall shower over, wash hand basin, W.C, spotlights and porcelain tiles to walls and floor.

## Front Garden

Tarmac driveway providing off road parking









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EPC Rating: C

Tenure: Freehold

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