



Elmdon Lane, Marston Green Birmingham

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Property Description

Burchell Edwards are delighted to offer this beautifully presented & idyllic three-bedroom semi detached home sat on the desirable Elmdon Lane.

The property in brief comprises of an enclosed front porch, an inviting entrance hallway and a gallery-style kitchen. There is also a front living room currently used as a dining room, traditional bay window and oak flooring which runs through into the rear, second reception room currently used as the main living space, this leads to a spacious conservatory.

Upon arrival you will discover ample off-road parking. To the rear, there is a mature, well-maintained private rear garden with a patio area, large lawn and garage with access from a private road

To the first floor are three good size bedrooms with a modern family bathroom.

Located amongst many local amenities, within walking distance to many local shops, eateries and transport links including Marston Green Train Station. The school catchment area includes the following schools; Marston Infant Academy, Marston Green Junior school- perfect for the growing family!

With the additional benefit of gas central heating all through, we would recommend an early viewing to be essential in order to appreciate the space and accommodation available. Please call at your earliest convenience as we anticipate high viewing interest.

Entrance Porch

Double glazed door to front elevation and tiled flooring.

Entrance Hallway

Single glazed door to side elevation, central heating radiator, under stairs storage cupboard, stairs to first floor accommodation and parquet flooring.

Lounge

14' 7" x 10' 5" into chimney recess (4.45m x 3.17m into chimney recess)
Double glazed patio doors to rear elevation, oak parquet flooring, gas fire and central heating radiator.

Dining Room

13' 5" into bay x 11' 4" (4.09m into bay x 3.45m)
Double glazed bay window with secondary glazing to front elevation, oak parquet flooring, gas fire and central heating radiator.

Kitchen

12' 3" x 7' (3.73m x 2.13m)
Double glazed window to rear elevation, door to side entry, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric hob and oven, dishwasher, tiled flooring and central heating radiator.

Utility Room

5' 6" x 5' 6" (1.68m x 1.68m)
Double glazed window to side elevation, tiled flooring, wash hand basin, washing machine and door to W.C.

Conservatory

9' 4" x 6' 2" (2.84m x 1.88m)
Double glazed windows and door to rear elevation, tiled flooring and access to side entry.

Landing

Double glazed window to side elevation, loft access and laminate flooring.

Bedroom One

13' 5" into bay x 11' 4" (4.09m into bay x 3.45m)
Double glazed bay window to front elevation with secondary glazing, laminate flooring and central heating radiator.

Bedroom Two

11' 8" x 10' 1" to wardrobes (3.56m x 3.07m to wardrobes)
Double glazed window to rear elevation with secondary glazing, fitted wardrobes, laminate flooring and central heating radiator.

Bedroom Three

6' 5" x 8' 5" (1.96m x 2.57m)
Double glazed window to front elevation, fitted wardrobes, laminate flooring and central heating radiator.

Bathroom

Double glazed window to rear elevation, corner bath with shower attachment, wash hand basin, W.C, shower cubicle, central heating radiator and tiling to walls.

Ground Floor W.C

Double glazed window to rear elevation, W.C and tiled flooring.

Rear Garden

Block paved patio, laid to lawn, storage shed, greenhouse and rear access to service road.









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

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EPC Rating: Awaited

Tenure: Freehold

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Property Ref: CBW209712 - 0002