



The Greenway, BIRMINGHAM

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## Property Description

Burchell Edwards are delighted to present this four bedroom semi-detached property situated in the sought after area of Marston Green (B37).

Sat in the corner of a quiet cul-de-sac, this unique property will be sold with no upward chain and also offers further accommodation by way of a one bedroom self-containing flat and a one bedroom self-containing annex. With this in mind, there may be a potential for a regular rental income to be gained or perfect for those families who live with parents/ in-laws/ additional family members.

Upon arrival you will discover off-road parking in the form of a block paved driveway and to the rear sits a garage in the garden (used for storage only). The garden is private, wrapped around the property, spread across two levels and is continuously well maintained.

To the ground floor the living area is open-plan and consists of a lounge, dining and kitchen areas. To the first floor there are four bedrooms, three of which are double in size and a walk-in wardrobe enhances the master bedroom. There is also a fitted family bathroom and loft access via a hatch.

Location is key as it offers easy access to both Birmingham City Centre and to Solihull Town Centre as well as being sat amongst many local amenities/shops and within close proximity of Marston Green train station. A popular area for fantastic school catchments.

Viewings are essential to gain a sense of the space and accommodation available.

## Entrance Hallway

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

## Lounge/ Diner

18' 9" x 14' 4" (5.71m x 4.37m)

L shaped room. Double glazed window to front elevation, two central heating radiators, laminate flooring and under stairs storage cupboard.

## Kitchen

9' 2" x 9' 10" (2.79m x 3.00m)

Double glazed door and window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, five ring gas hob with extractor hood, oven, grill, microwave, dishwasher, fridge freezer, tiled flooring and tiling to splash prone areas.

## Landing

Double glazed window to side elevation, loft access, carpet and cupboard housing central heating boiler.

## Bedroom One

10' 6" x 9' 8" (3.20m x 2.95m)

Double glazed window to front elevation, central heating radiator, carpet and mirrored sliding wardrobes.

## Walk In Wardrobe

8' 8" x 5' 1" (2.64m x 1.55m)

Carpet.

## Bedroom Two

13' 9" x 8' 6" (4.19m x 2.59m)

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

## Bedroom Three

13' 9" x 7' 3" (4.19m x 2.21m)

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

## Bedroom Four

8' 10" x 6' 4" (2.69m x 1.93m)

Double glazed windows to front and side elevations, space and plumbing for washing machine, exposed floor boards and central heating radiator.

## Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath with shower over, heated towel rail, spotlights, tiling to walls and tiled flooring.

## Front Garden

Block paved driveway providing off road parking.

## Annex

### Lounge

11' 9" x 9' 7" ( 3.58m x 2.92m )

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

### Kitchen

7' 3" x 5' 4" ( 2.21m x 1.63m )

Double glazed window to front elevation, double glazed door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and plumbing for washing machine, extractor hood, vinyl flooring and tiling to splash prone areas.

### Bedroom

8' 2" x 7' 6" ( 2.49m x 2.29m )

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

## Shower Room

Double glazed window to rear elevation, W.C, wash hand basin, shower cubicle with extractor fan, vinyl flooring, central heating radiator, spotlights and loft access via hatch.

## One Bed Flat

### Lounge

13' 9" x 8' 4" ( 4.19m x 2.54m )

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

### Kitchen

10' 2" x 6' 9" ( 3.10m x 2.06m )

Double glazed window and door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, tumble dryer, dishwasher, central heating boiler, central heating radiator and tiled flooring.

### Bedroom

11' 9" x 7' 5" ( 3.58m x 2.26m )

Central heating radiator, carpet and fitted wardrobes.

### Wet Room

Double glazed window to rear elevation, W.C, wash hand basin, shower cubicle, tiled flooring, extractor, central heating radiator and tiling to walls.

### Rear Garden

Garage access, patio area, laid to lawn and outside tap.















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EPC Rating: D

Tenure: Freehold

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