



Martin Rise, Birmingham



Property Description

Burchell Edwards are delighted to bring to market this well presented four bedroom family home, situated in a popular village location of Marton Green (B37).

Offering plenty of space throughout, briefly consisting of an entrance porch, hallway, modern-fitted kitchen, lounge diner, a mature rear garden, family bathroom and four sizable bedrooms including a wet room to the master.

Sit within a short walking distance to many local shops and amenities, not forgetting Marston Green Train Station within 0.3 miles. Given its' locality, the property falls within a great catchment area for local Schools and has easy transport links to the M42 Motorway, as well offering an easy commute into both Birmingham and Solihull Town Centres.

Upon arrival you will also discover ample off-road parking by way of a garage and driveway. Additional benefits also include double glazing and gas central heating throughout.

Viewings are definitely recommended to appreciate the space and accommodation available as we do anticipate a high level of viewing interest.

Entrance Porch

Double glazed windows to front and side elevations and tiled flooring.

Entrance Hallway

Spotlights, storage cupboard, central heating radiator, vinyl flooring and stairs to first floor accommodation.

Lounge/ Diner

13' 9" x 22' (4.19m x 6.71m)

Three double glazed windows and sliding patio doors to rear elevation, gas fire, two central heating radiators and laminate flooring.

Kitchen

13' 4" max into recess x 8' 3" max into door recess (4.06m max into recess x 2.51m max into door recess)

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, integrated oven and grill, integrated microwave, dishwasher, fridge, freezer, central heating radiator, vinyl flooring, tiling to splash prone areas, space and plumbing for washing machine.

Landing

Loft access via hatch, storage cupboard, airing cupboard and carpet.

Bedroom One

12' 4" x 7' 10" (3.76m x 2.39m)

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

Bedroom Two

10' 3" x 10' 6" (3.12m x 3.20m)

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

Bedroom Three

9' 5" x 8' 3" (2.87m x 2.51m)

Double glazed window to rear elevation, laminate flooring, central heating radiator and door into:

En-Suite

Double glazed window to rear elevation, W.C, wash hand basin, shower cubicle, central heating radiator, extractor and tiling to splash prone areas.

Bedroom Four

9' 8" x 8' 3" max into recess (2.95m x 2.51m max into recess)

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

Shower Room

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

Front Garden

Block paved driveway providing off road parking, access to garage and outside tap.

Rear Garden

Laid to lawn, patio area, trees, shrubs and gated side access to frontage.

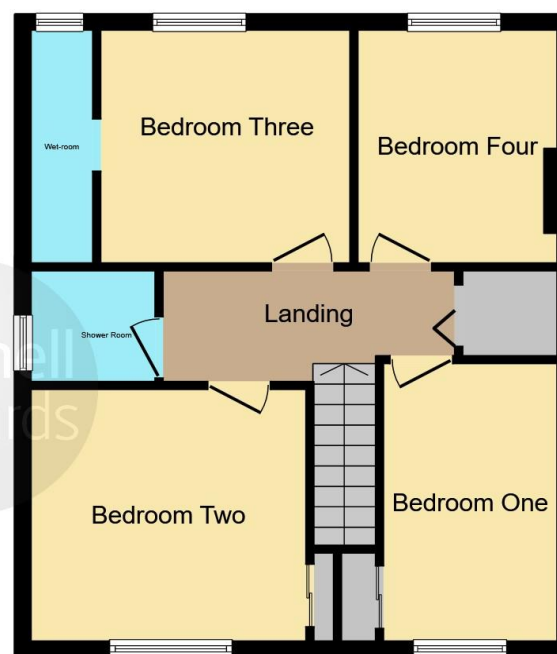








Ground Floor



First Floor

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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Property Ref: CBW210360 - 0003