



Marcos Drive, Birmingham



Marcos Drive, Birmingham, B36 9ND

for sale offers in excess of
£200,000



Property Description

Burchell Edwards are delighted to present this stunning end of terraced property, ideal for first time buyers or anyone looking for a large three-bedroom property with parking.

Moving through the hallway, you have an open-plan kitchen, ground floor W/C and family lounge which has previously been extended. Throughout the property you will be greeted by a clean and modern space with modern fixtures and fittings which make the property very appealing.

Upstairs, the property boasts three bedrooms, two of which are sizable doubles and then a good size single. The Bathroom is stylish with its neutral colours appealing to everyone.

This home benefits from plenty of natural light, creating a warm and cosy living space throughout.

Outside, this plot is unique with a low maintenance garden. A unique feature of this property is the driveway which provides plenty of parking which is sought after in this area. In addition, you have great access to local schools, amenities and transport links such as the M6 & M42.

Entrance Porch

Double glazed window and door to side elevation, carpet and storage.

Entrance Hallway

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

Guest W.C

Double glazed window to front elevation, W.C, wash hand basin and lino flooring.

Lounge

16' 8" max x 15' 10" max (5.08m max x 4.83m max)

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

Kitchen

15' 2" x 9' 11" (4.62m x 3.02m)

Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, double electric oven, electric hob, tiling to splash prone areas, central heating radiator, space and plumbing for washing machine.



Landing

Loft access via hatch and carpet.

Bedroom One

12' 9" x 9' 7" (3.89m x 2.92m)

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

Bedroom Two

12' 11" x 9' 6" into door recess (3.94m x 2.90m into door recess)

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

Bedroom Three

6' 7" x 8' 7" (2.01m x 2.62m)

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

Bathroom

Double glazed window to front elevation, W.C, wash hand basin, bath with shower over, central heating radiator, airing cupboard, lino flooring.

Front Garden

Block paved driveway providing off road parking.

Rear Garden

Decking, astro turf and side access to frontage.

Agents Note

The property is of non-standard construction. We ask that buyers make their own enquiries with regard to the suitability of the property and satisfy themselves with any regard to mortgage provision and other associated costs of purchase.









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: D Council Tax
 Band: A

Tenure: Freehold

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Property Ref: CBW210528 - 0006