



Canterbury Drive, BIRMINGHAM

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Property Description

Burchell Edwards are delighted to present this first floor maisonette in Marston Green, ideal for first time buyers or an investor.

The property is very clean and tidy throughout and ready to move straight into. The living room and bedrooms are all spacious with lots of light coming into the property throughout making it a bright and cosy place to live.

The property does benefit from a garage and parking space.

Outside, this plot is unique with a large private garden which is full of potential. In addition, you have great access to local schools, amenities and transport links such as the M6 & M42 as well as a short walk to the Marston Green Train Station with a 15 min journey into Birmingham City Centre, whilst also being a short distance from the NEC and Birmingham Airport.

Entrance Porch

Double glazed door to front elevation, double glazed windows to side elevation and tiled flooring.

Entrance Hallway

Door to front elevation, carpet and stairs to first floor accommodation.

Lounge

14' 11" x 11' 1" (4.55m x 3.38m)
Double glazed window to side elevation, central heating radiator, carpet, electric fire.

Kitchen

8' 11" x 6' 11" (2.72m x 2.11m)
Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for gas cooker, space and plumbing for washing machine, storage pantry, lino flooring, tiling to splash prone areas.

Landing

Double glazed window to side elevation, airing cupboard, loft access, carpet and central heating radiator.

Bedroom One

11' x 11' 2" (3.35m x 3.40m)

Double glazed window to rear elevation with secondary glazing, central heating radiator, carpet and built in wardrobes.

Bedroom Two

7' 10" x 9' 10" (2.39m x 3.00m)

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

Bathroom

Double glazed window to side elevation, bath with shower over, W.C, wash hand basin, heated towel rail, lino flooring and tiling to splash prone areas.

Rear Garden

Trees, shrubs, plants and storage shed.









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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2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: C

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/CBW210580

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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