



Wavers Marston, Birmingham

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## Property Description

Burchell Edwards are delighted to offer this three bedroom semi-detached home, situated on the sought Wavers Marston estate in Marston Green (B37).

The property in brief compromises an entrance hall, guest WC, lounge, dining room, fitted kitchen, a conservatory, three bedrooms and a family bathroom.

The property offers a neutral decor throughout and is located amongst many amenities including local shops, eateries and public transport links that provide easy access to destinations such as Birmingham Town Centre and Birmingham Airport. Marston Green Train Station is also a short 1.2 miles away- ideal for commuters.

Upon arrival you will discover off-road parking and low maintenance gardens to the front and rear.

This is a perfect opportunity for first time buyers looking to get on the property ladder or growing families.

We recommend that a viewing is essential in order to appreciate the space and accommodation available. We do anticipate high levels of interest- this won't be round for long!

## Entrance Hallway

Central heating radiator, wooden flooring and stairs to first floor accommodation.

## Lounge

12' 4" x 14' 7" ( 3.76m x 4.45m )  
Double glazed window to front elevation, wooden flooring and two central heating radiators.

## Dining Room

10' 7" x 8' 8" ( 3.23m x 2.64m )  
Double glazed French doors to rear elevation, wooden flooring, central heating radiator and under stairs storage cupboard.

## Kitchen

11' 4" x 7' 3" ( 3.45m x 2.21m )  
Double glazed door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and grill, four ring gas hob with extractor, tiling to splash prone areas, vinyl flooring, central heating boiler housed, space and plumbing for washing machine.

## Conservatory

6' 3" x 11' 3" ( 1.91m x 3.43m )  
Double glazed patio doors to rear elevation and vinyl flooring.



## Landing

Double glazed window to side elevation, loft access via hatch, storage cupboard and carpet.

## Bedroom One

13' 4" x 9' 2" max into recess ( 4.06m x 2.79m max into recess )

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

## Bedroom Two

12' 8" max x 8' 4" max ( 3.86m max x 2.54m max )

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

## Bedroom Three

7' 4" max x 8' 10" ( 2.24m max x 2.69m )

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

## Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath with shower over, central heating radiator, extractor, stone tiled flooring.

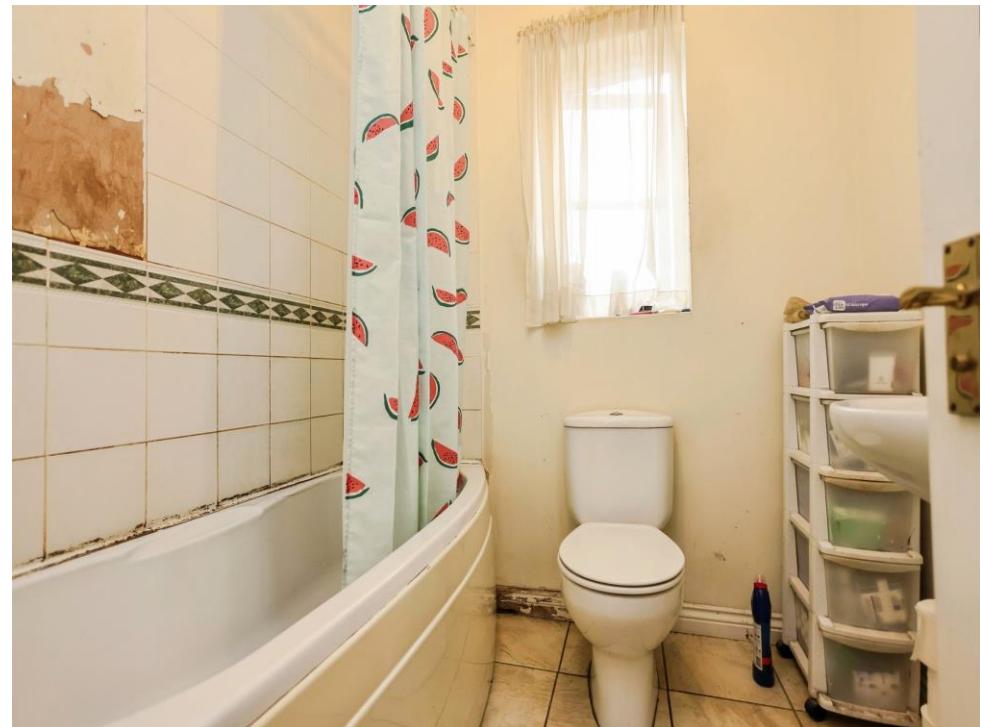
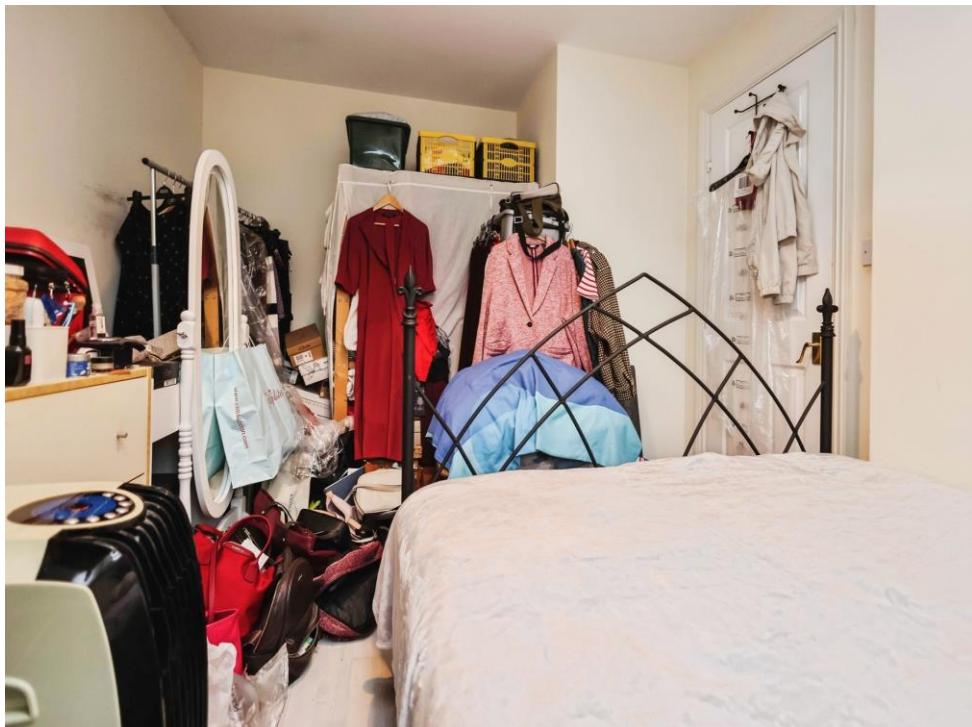
## Front Garden

Lawned area.

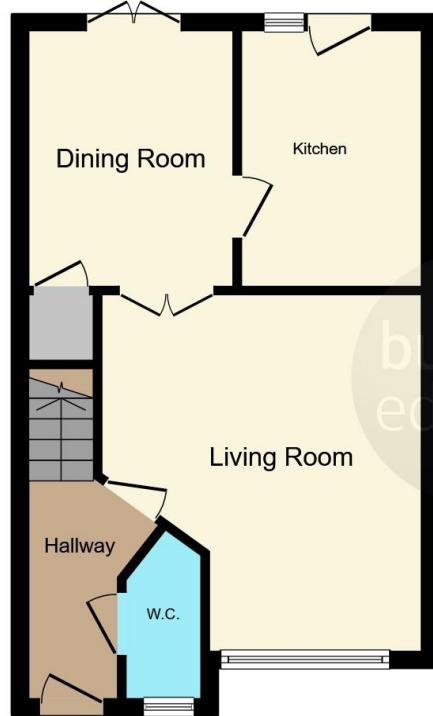
## Rear Garden

Lawned area and fencing to all boundaries.

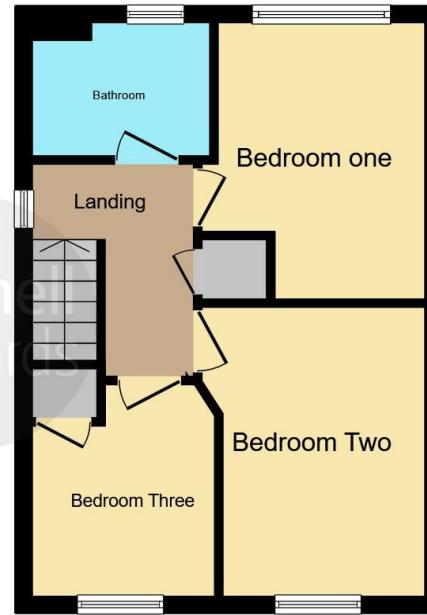








**Ground Floor**



**First Floor**

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To view this property please contact Burchell Edwards on

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EPC Rating: C    Council Tax  
 Band: C

Tenure: Freehold

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