



Somerton Drive, Marston Green, BIRMINGHAM

burchell
edwards

Somerton Drive, Marston Green, BIRMINGHAM, B37 7XH

for sale
£250,000



Property Description

Burchell Edwards are delighted to present this stunning mid-terraced property, ideal for buyers looking for a modern style house in a desirable location. As you enter the property, you will be greeted by a spacious hallway with ground floor W/C

Moving through the ground floor you have the modern kitchen to the front and a stylish and spacious living space overlooking a section of the rear garden

Upstairs, the property boasts two double bedrooms and modern family bathroom.

This home benefits from plenty of natural light, creating a warm and cosy living space throughout whilst also being decorated in neutral colours ready for you to move straight into.

Outside, this plot is unique with a well-maintained garden split into two sections providing a secret garden leading to the parking. There are two allocated parking spaces, ensuring convenience for residents, the current owner rents one space out currently providing opportunity to generate income.

Located within minutes of the Marston Green, this property benefits from excellent public transport links. It is also in close proximity to nearby schools, local amenities, and a strong local community.

Entrance Hallway

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

W.C

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

Lounge

14' 5" x 13' 5" max (4.39m x 4.09m max)
Double glazed patio doors to rear elevation, central heating radiator, laminate flooring and storage cupboard.

Kitchen

9' 8" x 6' 2" (2.95m x 1.88m)
Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, four ring gas hob with extractor hood, integrated oven and grill, laminate flooring, space and plumbing for washing machine.

Landing

Loft access via hatch and carpet.

Bedroom One

8' 4" x 13' 1" max (2.54m x 3.99m max)
Double glazed window to front elevation,
central heating radiator, carpet and storage
cupboard.

Bedroom Two

8' 10" x 13' max (2.69m x 3.96m max)
Double glazed window to rear elevation,
central heating radiator, carpet and built in
wardrobes with sliding doors.

Bathroom

Bath with shower over, .WC, wash hand
basin, central heating radiator and vinyl
flooring.

Parking

Two allocated spaces.

Garden One

Decked area, lawned area, fencing to all
boundaries and pathway to second garden.

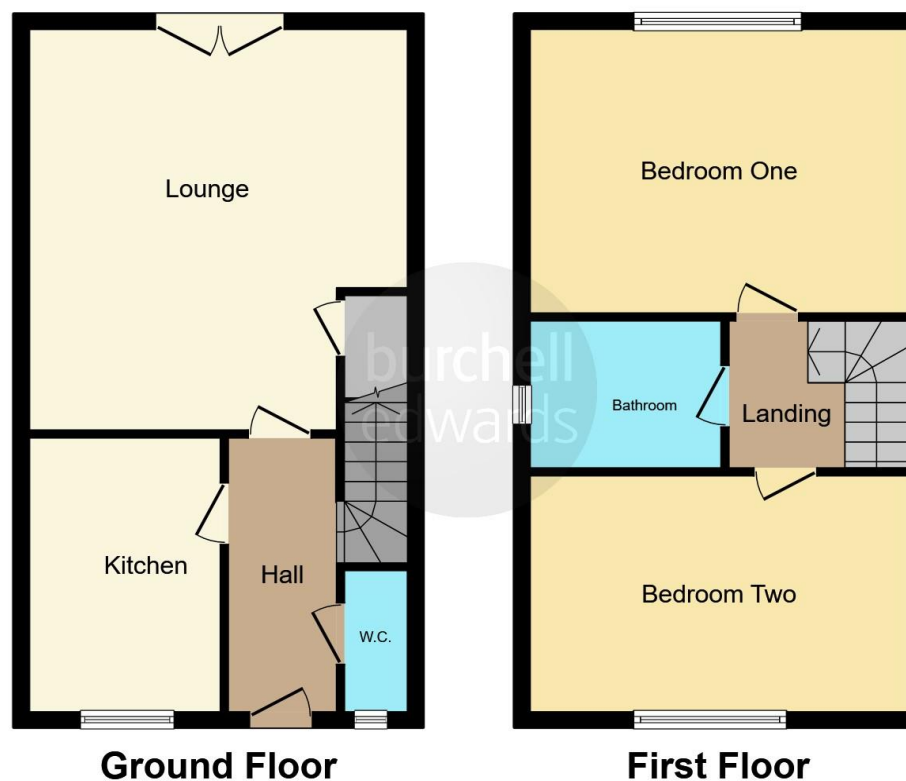
Garden Two

Laid to lawn 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

T 0121 749 7888
E castlebromwich@burchelledwards.co.uk

2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW210880



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.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBW210880 - 0002