



Somerton Drive, Marston Green, Birmingham

burchell
edwards

Somerton Drive, Marston Green, Birmingham, B37 7XH

for sale
£300,000



Property Description

Burchell Edwards are delighted to bring to market this three bedroom semi-detached home, situated in the sought after area of Martson Green (B37).

The property in brief comprises a lounge, kitchen diner, guest WC, three bedrooms with an en-suite to the master and a family bathroom. Upon arrival you will discover ample off-road parking by way of a driveway and garage.

Sat in a superb location, surrounded by local shops and amenities, you will also discover a private rear garden complete with a lovely patio area that is perfect for enjoying a quiet retreat; especially in the warmer seasons.

With great transport links such as Marton Green Train Station, where commuters will be well aided by an easy commute into Birmingham City Centre and other popular destinations.

Somerton Drive also falls within great school catchments and would make an ideal purchase for couples or growing families alike.

With the additional benefits of double glazing and gas central heating throughout, you will appreciate how well the property has been maintained.

We recommend that a viewing is essential to gain a sense of the space and accommodation available.

Entrance Hallway

Stairs to first floor accommodation.

Lounge

Double glazed windows to front and side elevations, central heating radiator and carpet.

Kitchen

Double glazed window and French doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, four ring gas hob with extractor, integrated oven and grill, space and plumbing for washing machine, wooden flooring, central heating radiator and central heating boiler housed.

Guest W.C

Double glazed window to front elevation, W.C, wash hand basin, central heating radiator and vinyl flooring.



Landing

Carpet.

Bedroom One

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

En-Suite

Double glazed window to side elevation, wash hand basin, shower cubicle and vinyl flooring.

Bedroom Two

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

Bedroom Three

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

Bathroom

Double glazed window to front elevation, W.C, wash hand basin, bath, central heating radiator and vinyl flooring.

Front Garden

Driveway providing off road parking and access to garage.

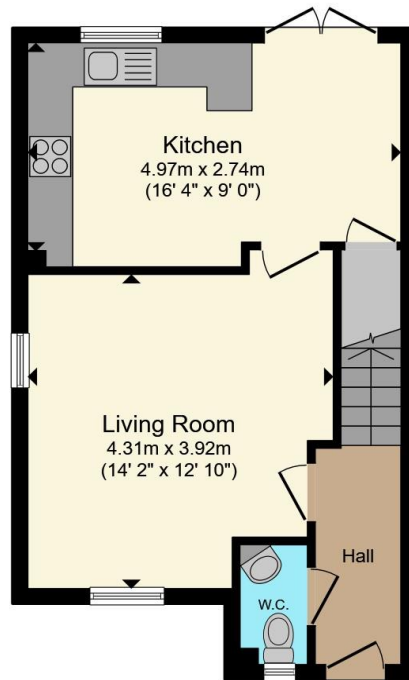
Rear Garden

Patio area, laid to lawn, trees and shrubs, outside tap and fencing to all boundaries.

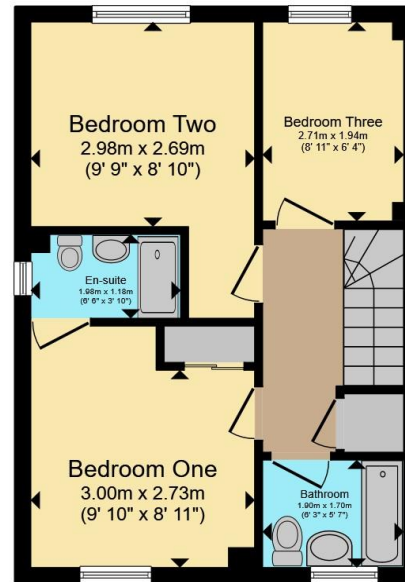




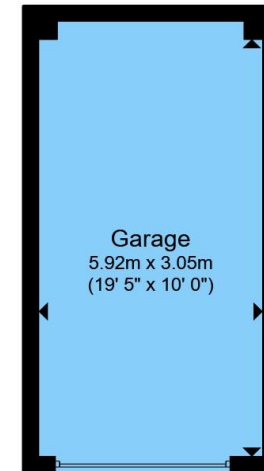




Ground Floor



First Floor



Garage

Total floor area 93.6 m² (1,008 sq.ft.) approx

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.propertybox.io



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/CBW211026



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: CBW211026 - 0002