



Marsh Lane, BIRMINGHAM





Property Description

An extended traditional family home that offers many standout features that would be the perfect property for those looking to get on the property ladder and into a move in ready home! This stunning traditional house offers a rear extension that adds a large utility room and a stunning downstairs full bathroom, plus the kitchen upgrade that was afforded by the extension. In addition there are two large reception rooms, three well proportioned bedrooms and the original first floor family bathroom. Externally the property benefits from a large side garden and gated parking leading to a single garage to the rear. Book your viewing with Burchell Edwards today!

Entrance Porch

Double glazed french doors and window to side elevation and tiled flooring.

Ground Floor Bathroom

Double glazed window to rear elevation, wash hand basin with vanity storage, W.C, bath with shower over, central heating radiator, fully tiled walls and flooring and extractor fan.

Lounge

12' 3" into recess x 11' 4" plus bay (3.73m into recess x 3.45m plus bay)

Double glazed bay window to front elevation, built in storage units, central heating radiator and laminate flooring.

Dining Room

11' 11" plus bay x 12' 2" max into recess (3.63m plus bay x 3.71m max into recess)

Double glazed bay window to side elevation.

Kitchen

7' 7" x 15' 6" (2.31m x 4.72m)

A range of wall and base units with work surface over incorporating a sink with drainer unit, double range style cooker, extractor hood, tiled flooring, central heating radiator, central heating boiler and archway into:

Utility Room

17' 1" x 5' 6" (5.21m x 1.68m)

Double glazed door to rear elevation, modern extension with a range of wall and base units, sink and drainer unit, space and plumbing for washing machine and tiled flooring.

Landing

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

Bedroom One

11' 2" plus bay x 9' 7" to wardrobes (3.40m plus bay x 2.92m to wardrobes)

Double glazed bay window to front elevation, central heating radiator and fitted wardrobes.

Bedroom Two

10' 3" to wardrobe front x 4' 1" plus bay (3.12m to wardrobe front x 1.24m plus bay)

Double glazed bay window to side elevation, central heating radiator and fitted wardrobes.

Bedroom Three

7' 7" max into recess x 9' 7" plus door recess (2.31m max into recess x 2.92m plus door recess)

Double glazed window to rear elevation, central heating radiator and built in wardrobes.

Bathroom

Double glazed window to side elevation, wash hand basin, W.C, bath with shower over, fully tiled walls and flooring, heated towel rail and shaver point.

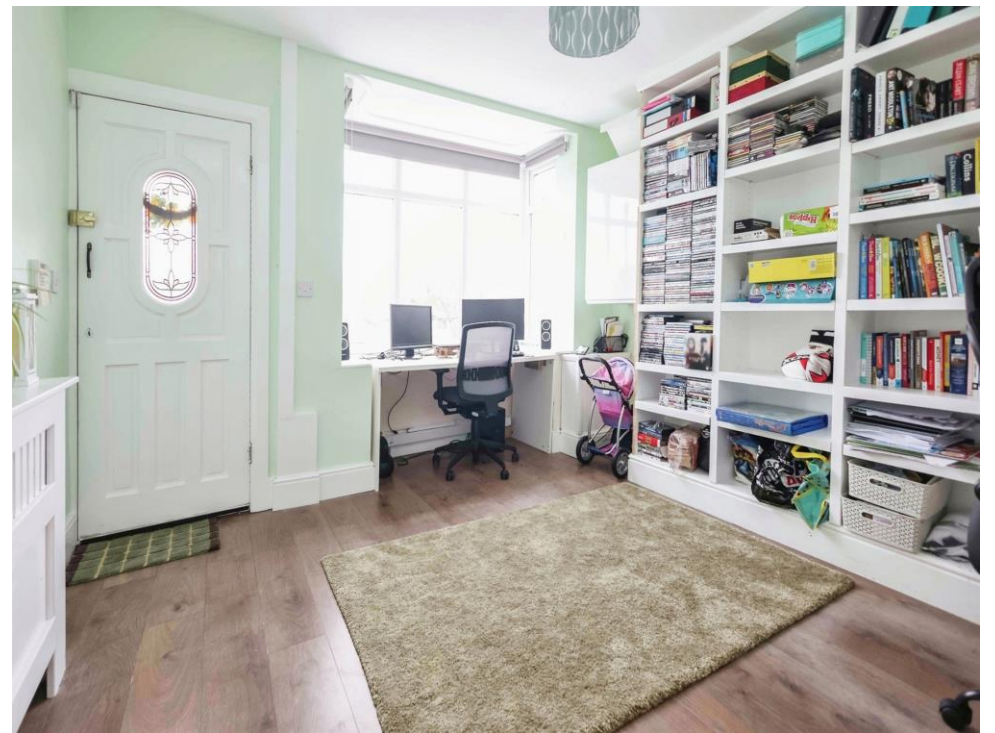
Single Brick Built Garage

Storage.

Front Garden

Astro lawn to side, slabbed patio and gated access to gravel driveway providing off road parking.









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

Tenure: Freehold

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Property Ref: ERD206036 - 0003