



Marsh Lane, Birmingham





## Property Description

A spacious three bedroom family home located close to the ample amenities of Erdington centre with quick access to Erdington train station and much more! with two reception rooms, three double bedrooms, detached garage and many other fantastic features, this property is not one to be missed. Available immediately, with no upward chain, so book your viewing with Burchell Edwards today!

## Entrance Hallway

Door to front elevation, central heating radiator, laminate flooring and stairs to first floor accommodation.

## Lounge

11' 10" max x 11' 11" plus bay ( 3.61m max x 3.63m plus bay )  
Double glazed bay window to front elevation, central heating radiator and laminate flooring.

## Dining Room

13' 11" x 12' 1" ( 4.24m x 3.68m )  
Double glazed window to rear elevation, central heating radiator, gas fire, under stairs storage and wooden floorboards.

## Kitchen

5' 11" max x 13' 11" max ( 1.80m max x 4.24m max )  
Double glazed window and door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven, extractor hood, plumbing for washing machine and tiling to splash prone areas.



## Landing

Loft access.

## Bedroom One

9' 6" max into recess x 13' 1" max ( 2.90m max into recess x 3.99m max )

Double glazed window to front elevation, central heating radiator and built in storage.

## Bedroom Two

12' 11" max x 9' 5" max ( 3.94m max x 2.87m max )

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

## Bedroom Three

7' 4" x 11' ( 2.24m x 3.35m )

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

## Front Garden

Laid to lawn and slabbed pathway.

## Rear Garden

Slabbed patio, laid to lawn and access to garage.

## Garage

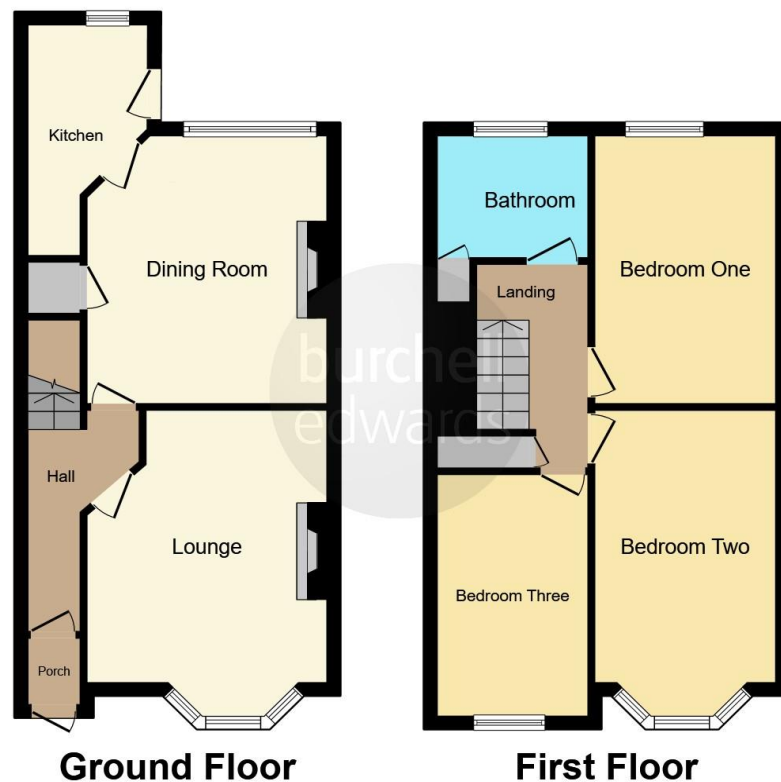
15' 9" x 16' 7" ( 4.80m x 5.05m )

Barn style door, door to garden and double glazed window to front elevation.









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](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

**T 0121 373 6320**  
**E [erdington@burchelledwards.co.uk](mailto:erdington@burchelledwards.co.uk)**

Unit 3 Queens Court, Gravelly Hill Erdington  
 BIRMINGHAM B23 6BJ

**EPC Rating: D**

Tenure: Freehold

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