



Marshbrook Close, Birmingham







## Property Description

This superbly presented three bed detached property is situated in the heart of an enviable cul-de-sac location. Based within proximity of many desirable amenities including open space, shops and transport links, the excellent accommodation includes a generous lounge, detached garage, beautiful rear garden. An early viewing is essential in order to fully appreciate the opportunity on offer.

## Lounge

16' 1" x 12' 6" ( 4.90m x 3.81m )

Double glazed bay window to front elevation, central heating radiator, carpet and under stairs storage.

## Dining Room

9' 2" x 7' 11" ( 2.79m x 2.41m )

Central heating radiator, carpet, doors to kitchen and conservatory.

## Kitchen

9' x 7' 8" ( 2.74m x 2.34m )

A range of wall and base units with work surface over incorporating a sink with drainer unit, integrated cooker and hob, tiled flooring and central heating radiator.

## Conservatory

9' 11" x 8' 1" ( 3.02m x 2.46m )

Brick built. Door to rear elevation, tiled flooring and central heating radiator.

## Bedroom One

15' 10" x 11' ( 4.83m x 3.35m )

Double glazed window to front elevation, central heating radiator, carpet, fitted wardrobes and hot water tank.

## Bedroom Two

9' 11" x 9' ( 3.02m x 2.74m )

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

## Bedroom Three

9' 4" x 8' 3" ( 2.84m x 2.51m )

Central heating radiator and carpet.

## Bathroom

Bath with shower over, W.C, wash hand basin and tiling to walls.

## Rear Garden

Patio area, access to garage and fencing to all boundaries.

## Garage

10' 7" x 8' 7" ( 3.23m x 2.62m )

Concrete flooring, power and lighting.

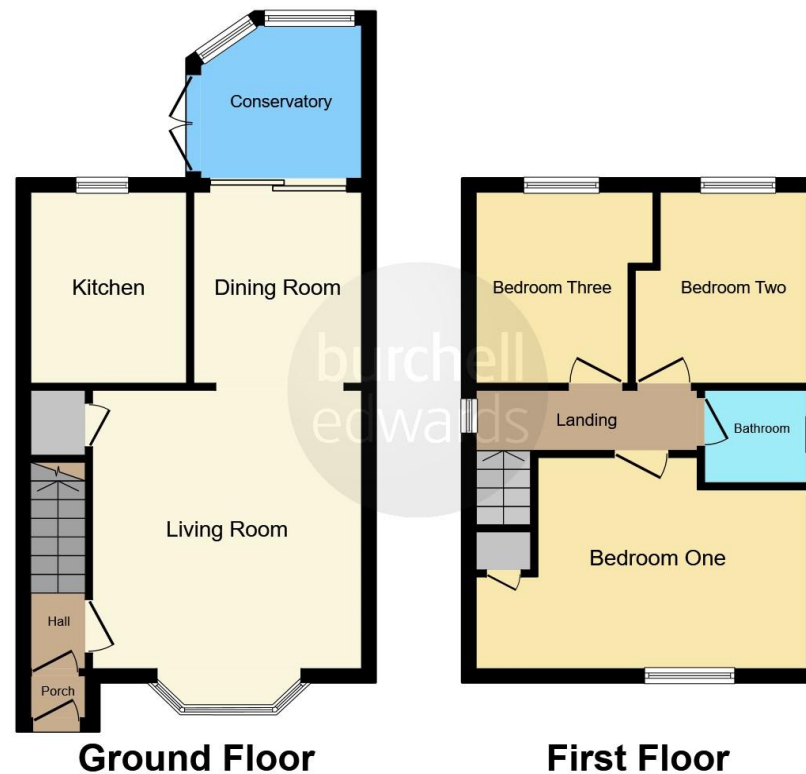












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EPC Rating: D Council Tax  
 Band: D

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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