



Marden Walk, Birmingham

burchell
edwards

Marden Walk, Birmingham, B23 7YL

for sale offers in excess of
£230,000



Property Description

Positioned on a generous corner plot just moments from Brookvale Park, this three-bedroom end-terrace home offers both immediate comfort and future potential. Set back behind a well-kept front and side lawn, the property benefits from a wide plot that may lend itself to extension (STP). Internally, the layout is functional and well-balanced, with defined spaces for family living and entertaining.

On the ground floor, you're welcomed via a porch and hallway into a spacious rear lounge with patio doors opening to the garden, complemented by a separate dining room and a refitted kitchen. A guest WC completes the ground level. Upstairs, the first floor comprises three bedrooms-two doubles and a single-alongside a modern family bathroom. The home is fully double glazed and centrally heated, and is offered with no onward chain.

Externally, the rear garden is low-maintenance yet well-maintained, with lawn, borders, and a paved patio. The property also benefits from a single garage en-bloc located close by. With excellent access to transport links-including the nearby cross-city rail line-this is a smart option for buyers seeking space, convenience, and long-term potential.

Lounge

14' 9" x 11' 9" (4.50m x 3.58m)
Bright and well-proportioned with double doors to the garden and glazed doors leading into the dining room

Dining Room

10' 1" x 9' 6" (3.07m x 2.90m)
Ideal for formal meals or home office use, with rear aspect and serving hatch to kitchen.

Kitchen

9' 6" x 7' 4" (2.90m x 2.24m)
Refitted with modern units, integrated cooker hood, and plumbing for washing machine and dishwasher.

Bedroom One

14' 10" x 8' 10" (4.52m x 2.69m)
Spacious double with front-facing window and built-in storage.

Bedroom Two

11' 6" x 9' 9" (3.51m x 2.97m)
Second double bedroom overlooking the rear garden

Bedroom Three

11' 6" x 5' 8" (3.51m x 1.73m)
Single bedroom with rear aspect, suitable as an office or nursery.

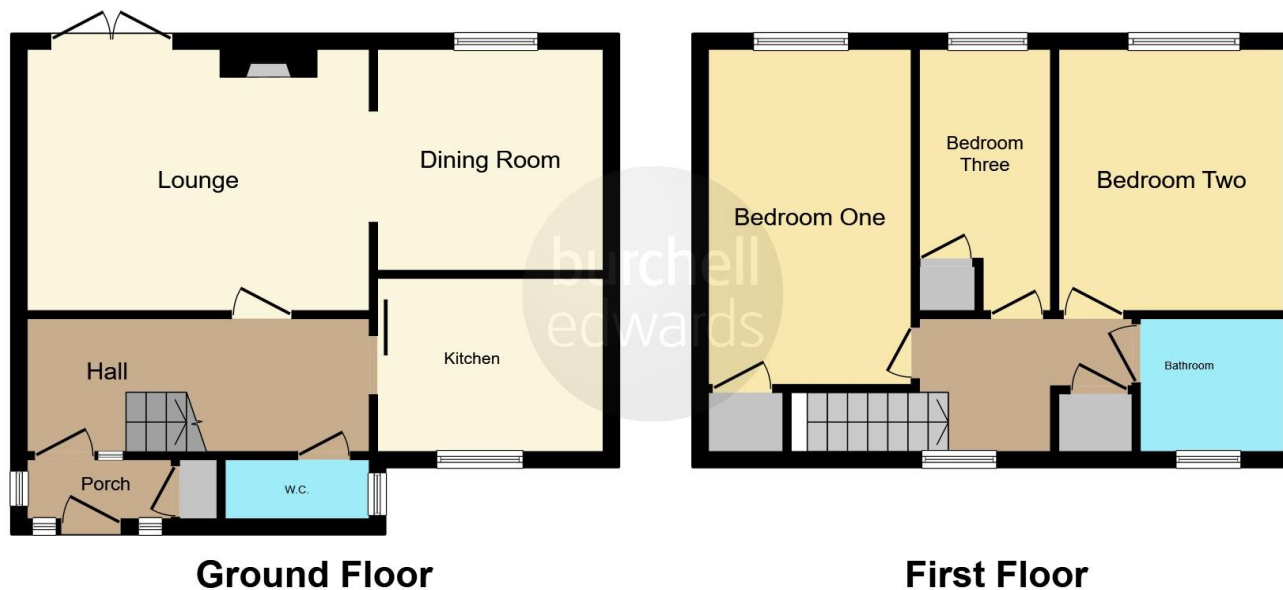
Bathroom

Recently refitted white suite with bath, pedestal basin, WC, and tiled finish.









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: C Council Tax
 Band: B

Tenure: Freehold

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