



Marsh Hill, Birmingham

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## Property Description

This two-bedroom terraced house in Erdington is located on the ever-popular Marsh Hill, a key route connecting Birmingham city centre and Sutton Coldfield. The property enjoys excellent transport links, with Gravelly Hill train station under a mile away, the A38 and M6 just minutes from the doorstep, and multiple local bus routes. The area also benefits from good schooling options including Marsh Hill Primary and St Edmund Campion, as well as leisure amenities such as Brookvale Park and Reservoir. Its combination of convenience and community makes it an attractive choice for first-time buyers, young families, and investors alike.

Internally, the property offers a well-balanced layout designed for modern living. The generous open-plan lounge/diner provides ample space for both relaxation and entertaining, while the fitted kitchen to the rear is equipped with plenty of storage and worktop space. A ground-floor bathroom adds welcome functionality, making the home practical as well as comfortable.

The first floor presents two good-sized bedrooms, both easily accommodating double beds and decorated in neutral tones, ready for personalisation. Externally, the property boasts a low-maintenance frontage and a sizeable rear garden with lawn, garage and gated rear access. Whether you're looking for your first step onto the property ladder, a downsize option, or a strong buy-to-let investment in Erdington, this home delivers on location, space, and future potential.

## Lounge/Diner

19' 9" x 12' ( 6.02m x 3.66m )  
Spacious open-plan reception room with front-facing window, feature wall panelling, radiator, and carpet flooring. Access to stairs and kitchen.

## Kitchen

18' 5" x 6' 8" ( 5.61m x 2.03m )  
Modern fitted kitchen with wall and base units, work surfaces, stainless steel sink, integrated oven with hob and extractor, and space for appliances. Rear-facing window and door to garden.

## Bathroom

Ground-floor bathroom comprising full bath with shower, wash hand basin, low-level WC, tiled walls and flooring, and side window.

## Bedroom One

12' 10" x 12' ( 3.91m x 3.66m )  
Double bedroom with front-facing window, radiator, and carpet flooring.

## Bedroom Two

8' 10" x 7' 5" ( 2.69m x 2.26m )  
Second double bedroom with rear-facing window, radiator, and carpet flooring.

## Bathroom

W.C, wash hand basin, bath and shower.









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)

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EPC Rating: D    Council Tax  
 Band: A

Tenure: Freehold

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