



Marsh Lane, Birmingham

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## Property Description

Positioned in a highly sought-after location, this beautifully presented two-bedroom period home seamlessly blends charm with modern convenience. Offering easy access to excellent transport links, including routes into Birmingham City Centre and major motorway connections, the property is also just moments from local amenities, making it an ideal choice for professionals and families alike.

Stepping inside, the home welcomes you with an inviting entrance hallway, leading to a bright and stylish lounge, while the dining room, complete with a characterful bay window, provides the perfect setting for entertaining. The fitted kitchen, positioned at the rear, offers ample storage and workspace. Upstairs, two generously sized bedrooms are complemented by a modern family bathroom.

Additional benefits include double glazing and central heating (both where specified), as well as a rear garden, creating an attractive balance of indoor and outdoor space.

Presented by Burchell Edwards, this home is a must-see, and early viewing is highly recommended to appreciate everything on offer.

### Dining Room

10' 8" x 8' 10" ( 3.25m x 2.69m )

### Lounge

12' 2" x 11' 2" ( 3.71m x 3.40m )

### Kitchen

13' x 8' 2" ( 3.96m x 2.49m )

### Bedroom 1

12' 2" x 11' 3" ( 3.71m x 3.43m )

### Bedroom 2

12' x 9' 2" ( 3.66m x 2.79m )

### Bathroom









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: B

Tenure: Freehold

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