



Marsham Road, Birmingham





Property Description

Well-Presented Three Bedroom Semi-Detached Home - Prime Location Near Kings Heath

Situated in a sought-after location close to Kings Heath centre, this beautifully maintained three bedroom semi-detached property offers spacious and versatile living ideal for families or professionals alike.

The ground floor features two generously sized reception rooms, perfect for both entertaining and everyday living, along with a modern fitted kitchen and a useful utility room for added convenience.

Upstairs, you'll find three well-proportioned bedrooms and a family bathroom, all presented in excellent condition throughout.

Outside, the property boasts a landscaped rear garden, ideal for relaxing or entertaining, as well as off-road parking to the front.

Ideally located with excellent access to local amenities, schools, and road links to the M42, this property offers the perfect blend of comfort, style, and convenience.

Viewing is highly recommended to fully appreciate what this home has to offer.

Entrance Porch

Double glazed door to front elevation and double glazed surround.

Entrance Hallway

Double glazed door to front elevation and stairs to first floor accommodation.

Lounge

13' 1" max x 9' 1" into recess (3.99m max x 2.77m into recess)

Double glazed sliding doors to rear elevation, central heating radiator.

Dining Room

12' 5" into bay x 9' 8" (3.78m into bay x 2.95m)
Double glazed bay window to front elevation, central heating radiator.

Kitchen

13' 4" x 5' 3" (4.06m x 1.60m)

Double glazed windows to front and rear elevations, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated electric oven and hob, space for appliances, tiled flooring and spotlights.

Utility Room

13' 6" x 3' 6" (4.11m x 1.07m)

Double glazed door to garden, door to lean to, high gloss wall units, sink with drainer, space and plumbing for washing machine.

Landing

Double glazed obscure window to side elevation and loft access.

Bedroom One

13' 3" x 9' 9" max (4.04m x 2.97m max)
Double glazed half bay window to rear elevation, central heating radiator.

Bedroom Two

12' 5" into bay x 9' 8" (3.78m into bay x 2.95m)
Double glazed bay window to front elevation and central heating radiator.

Bedroom Three

6' 7" x 5' 4" (2.01m x 1.63m)
Double glazed window to front elevation, central heating radiator, storage over stairs.

Bathroom

Double glazed obscure window to rear elevation, W.C, wash hand basin with vanity unit, bath with shower over, heated towel rail, fully tiled walls and floor.

Front Garden

Block paved driveway providing off road parking.

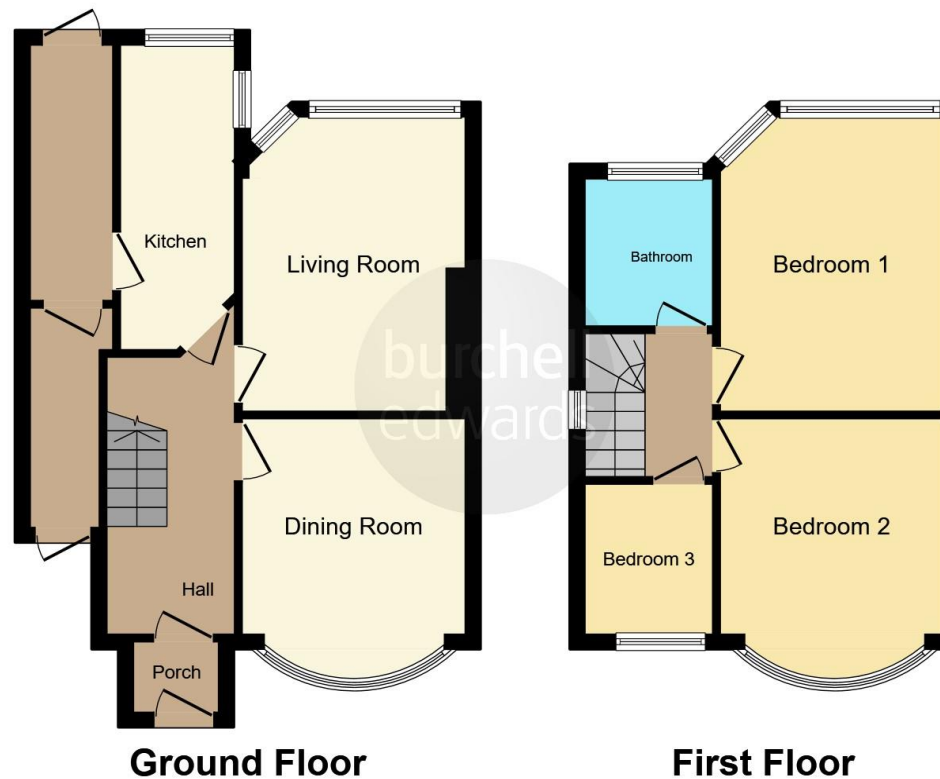
Rear Garden

Decked area, artificial lawn, paved patio, brick built storage outbuilding.









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EPC Rating: Council Tax
 Awaited Band: C

Tenure: Freehold

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