



Offers In The Region Of £270,000

Marcos Drive, Smiths Wood, Birmingham, B36 9ND

**** FIVE BEDROOMS ** TWO BATHROOMS ** TWO RECEPTIONS ** DRIVEWAY ** FAMILY HOME ****

If you are looking for a larger style home then this could be the one for you as it offers a GREAT SIZE FAMIY HOME set over three floors. To the ground floor there is a front garden/DRIVEWAY, enclosed entrance porch, entrance hallway, lounge, dining room, further reception room, kitchen and DOWNSTAIRS WC. To the first floor there are three bedrooms, and a bathroom area. To the second floor there are a further two bedrooms and a further bathroom. The property has central heating, double glazing, EXTENSION TO THE SIDE and a further EXTENSION TO THE REAR and a GARAGE converted to a modern kitchen area. Please call PRIME ESTATES to register your interest and arrange a viewing. Energy Efficiency Rating:- Awaiting

Front Garden

Low wall retaining raised flower beds to the front extending to one side housing mature shrubbery creating privacy. Block paved driveway providing off road parking for multiple vehicles. Modern style up down lights either side of the kitchen window and either side of the utility area. Canopy over the double glazed door allowing access to:-

Entrance Porch

6'4" x 3'2" (1.93m x 0.97m)

Enclosed entrance porch area with a double glazed window to the front, wood effect flooring, and a further door allowing access to:-

Entrance Hallway

U-Shaped stairs rising to the first floor landing area with a storage cupboard below, radiator, wood effect flooring, and doors to:-

Downstairs Wc

5'2" x 2'8" (1.57m x 0.81m)

Suite comprised of a low flush WC. with a wall mounted wash hand basin. Decorative mixture of plain, marble effect or glitter effect panelling to the walls, wood effect flooring and a double glazed window to the front into the entrance porch area.

Kitchen (was garage)

15'9" x 7'9" (4.80m x 2.36m)

Range of high gloss effect wall mounted and floor standing base units with a wood effect work surface over incorporating a stainless steel effect sink and

drainer unit with a mixer tap over. The work surface extends to create a breakfast bar to one wall. Under unit lighting, plinth lighting, spotlights inset to the ceiling area and high gloss tiling to the floor area. Space for a sevens burner range cooker (cooker not included) glass splash back over, with an extractor above. Panelling to the walls, and a double glazed window to the front.

Lounge

14'4" x 10'3" (4.37m x 3.12m)

Decorative coving finish to the ceiling area, wood effect flooring, and pillar divide to the open plan dining room area.

Dining Room

12'8" x 5'10" (3.86m x 1.78m)

Double glazed window to the rear, further double glazed window to the side, set of double glazed French doors to the rear allowing access to/from the rear garden area. Radiator, wood effect flooring continuing through from the lounge area and decorative coving finish to the ceiling area.

Further Reception Room

17'9" x 8'7" (5.41m x 2.62m)

Double glazed French doors to the rear allowing access to/from the rear garden area. Radiator, wood effect flooring and an opening to the front into:-

Utility Room

5'11" x 8'7" (1.80m x 2.62m)

Base unit housing a stainless steel sink and drainer unit, plumbing for a washing machine, wood effect

flooring continuing through from the further reception room and a double glazed window to the front.

FIRST FLOOR

First Floor Landing

Two storage cupboards, stairs rising to the second floor landing area, and doors to:-

Bedroom Three

8'11" x 8'3" (2.72m x 2.51m)

Double glazed window to the front, radiator, wood effect flooring, and a fan light to the ceiling. Fitted double wardrobe with shelving to one side.

Bedroom Four

10'4" x 9' max 6'5" min (3.15m x 2.74m max 1.96m min)

Double glazed window to the rear, wood effect flooring, and a fitted double wardrobe with a double over head unit and shelving to the side.

Bedroom Five

7'11" x 7'5" (2.41m x 2.26m)

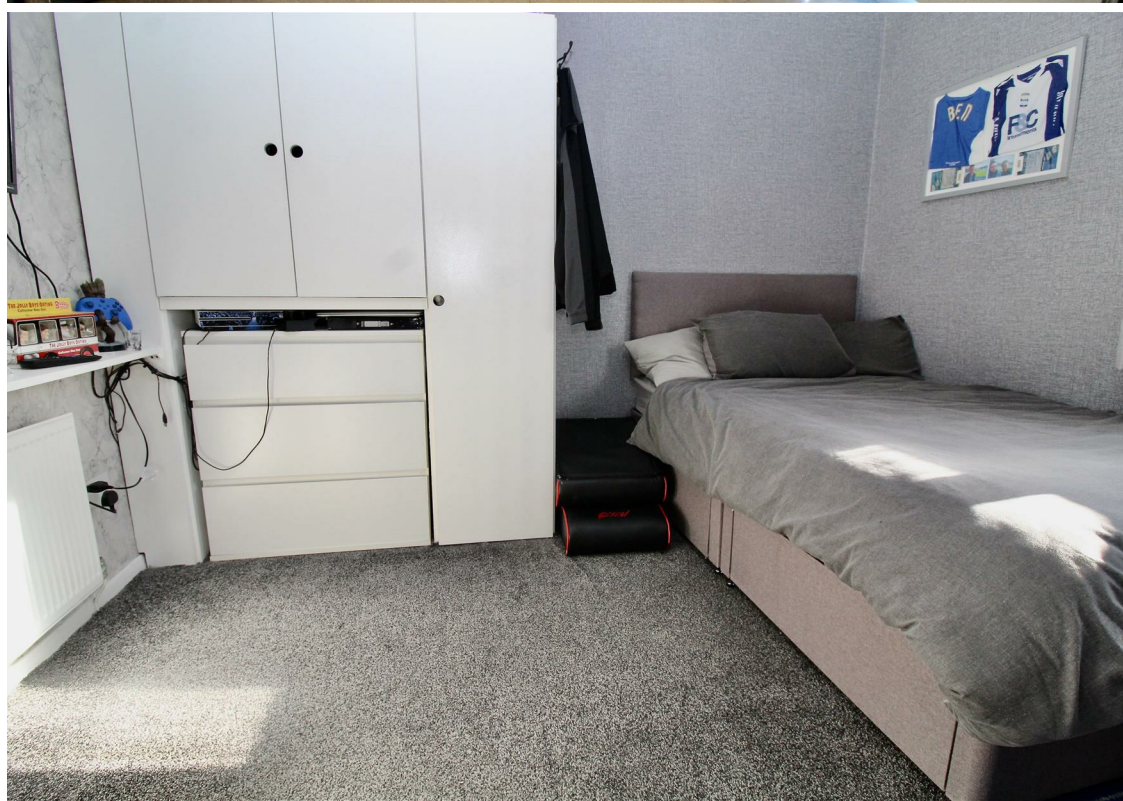
Double glazed window to the rear, built in wardrobe with double door access and wood effect flooring.

First Floor Bathroom

8'2" max 5' min x 5'4" (2.49m max 1.52m min x 1.63m)

Suite comprised of a panelled bath inset to the alcove area, corner positioned WC and a pedestal wash hand basin. Extractor to the outer wall, wood effect flooring, panelling to the walls with a mirror inset to one wall, and a double glazed window to the side.

SECOND FLOOR



Second Floor Landing

Two storage cupboards, a loft hatch area with a pull down ladder leading to the boarded and insulated loft space, the loft space also has the benefit of a light. Part way up the u-shaped stairs there is an almost floor to ceiling shelving area for display or storage of books which makes an unusual feature. Doors to:-

Bedroom One

14'9" x 8'4" (4.50m x 2.54m)

Double glazed window to the front, radiator, fanlight to the ceiling, a double fitted wardrobe with double sliding doors and a further triple wardrobe to one wall with three sliding doors (one mirrored)

Bedroom Two

10'7" x 8'4" (3.23m x 2.54m)

Double glazed window to the rear, radiator, and a fan light.

Second Floor Bathroom

6'1" x 5'11" (1.85m x 1.80m)

Suite comprised of a deeper than average panelled bath with an electric shower over, low flush WC and a wall mounted wash hand basin. Panelling to the walls, wood effect flooring, radiator, and a double glazed window to the rear.

LOFT SPACE

12' x 7' (aprox) (3.66m x 2.13m (aprox))

The loft has been insulated and boarded to allow storage via the pull down ladder with the further benefit of a light.

OUTSIDE

Rear Garden

Decked patio area leading to a low maintenance artificial lawn with decorative rised gravel covered flower beds to the side and to the rear. Fence perimeters and a brick built storage shed within the rear garden area.

FURTHER INFORMATION

The property is not currently used as a HMO - It is a family home
New roof, double glazing, kitchen, central heating all completed within the last 8 years.
The property COULD be a non-standard build - Bryant System 2 but we are awaiting confirmation.

