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ESTATES

11 THE ORCHARD, BIRMINGHAM, B37 7DH  
OFFERS IN REGION OF £325,000





### A Well-Presented Three-Bedroom Semi-Detached Family Home

Situated in the highly sought-after village of Marston Green, this well-maintained three-bedroom semi-detached property offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, growing families, or investors alike. Benefiting from excellent transport links, local amenities, and well-regarded schools nearby, the property provides comfortable family living in a convenient and desirable location.



Located within the desirable village of Marston Green, the property benefits from excellent local amenities, well-regarded schools and outstanding transport connections. Marston Green Railway Station is within easy reach, offering regular services to Birmingham City Centre and Coventry, while Birmingham International Airport, the NEC, Resorts World and the M42 motorway network are all conveniently accessible.



## Ground Floor

### Porch 1.26m x 1.26m (4'2" x 4'1")

A bright and welcoming entrance porch featuring double glazed windows to the front and side elevations, allowing plenty of natural light. An ideal space for coats and shoes before entering the main accommodation.

### Entrance Hall

The entrance hall provides a welcoming first impression and gives access to the principal ground floor rooms. Featuring a radiator, front-facing window and staircase rising to the first floor, the hall creates a practical central point within the home.



### Lounge 4.49m x 4.07m (14'9" x 13'4")

A spacious and comfortable reception room offering ample space for both seating and entertainment furniture. Natural light floods the room through the rear patio doors, which provide direct access to the garden and create an attractive connection between indoor and outdoor living. The room serves as an ideal space for relaxing with family or entertaining guests.



### Kitchen 3.14m x 2.66m (10'4" x 8'9")

The kitchen is fitted with a range of wall and base units providing excellent storage and worktop space for everyday cooking. A front-facing window allows natural light into the room, while the practical layout ensures efficient use of space. The kitchen also benefits from convenient access to the adjoining ground-floor bedroom/home office, offering flexible accommodation to suit a variety of lifestyle requirements.

### Bedroom 4/Home office /Gym

A versatile additional reception space currently utilised as a bedroom but equally suitable as a family room, playroom, home office or entertaining space. Double doors provide access to the front, while the open layout creates a sociable environment for modern family living.



### Utility Room 2.62m x 1.02m (8'7" x 3'4")

A useful addition to the property, the utility room provides dedicated space for laundry appliances and additional household storage. This practical area helps keep the main kitchen clutter-free and offers convenience, accessed via the rear garden.



## First Floor

### Landing 2.35m x 2.08m (7'8" x 6'10")

The first-floor landing provides access to all bedrooms and the family bathroom. The space also offers access to the loft area.

### Bedroom One 4.48m x 2.76m (14'8" x 9'0")

A generous main bedroom positioned to the rear of the property. Offering excellent floor space for a double bed and additional bedroom furniture, this room benefits from pleasant views over the rear garden and provides a peaceful retreat at the end of the day.

### Bedroom Two 2.97m x 2.30m (9'9" x 7'7")

A well-proportioned second bedroom located to the front of the property. Suitable for use as a double or spacious single room, it offers flexibility for family members or guests

### Bedroom Three 2.08m x 2.01m (6'10" x 6'7")

A comfortable third bedroom with front-facing window. Ideal as a child's bedroom, nursery, dressing room, study or home office, providing valuable flexibility to suit a purchaser's individual needs.



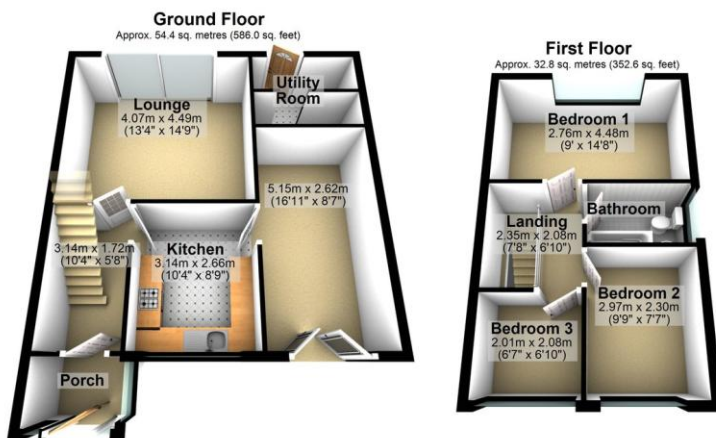
### Family Bathroom 2.30m x 1.39m (7'7" x 4'7")

The family bathroom is fitted with a modern suite comprising a panelled bath with shower over, wash hand basin and low-level WC. An obscure glazed window provides natural light and ventilation while maintaining privacy.

## Outside

**Rear Garden** The rear garden offers a private outdoor space ideal for relaxing, entertaining and family activities. With ample room for garden furniture and outdoor dining, it provides an enjoyable extension of the living accommodation during the warmer months.

**Front Aspect** The property enjoys an attractive frontage within this established residential location, Block paved driveway providing space for 2 + cars



Total area: approx. 87.2 sq. metres (938.6 sq. feet)