PAUL CARR Estate Agents Sales & Lettings

Walmley 0121 351 4000 Walmley@paulcarrestateagents.co.uk



Marshbrook Road, Birmingham, B24 0ND

Offers in Excess of £325,000

Occupying a delightful position on this ever-popular residential development, this beautifully presented, freehold, three-bedroom family home offers spacious and versatile accommodation throughout and is complimented by an exceptional rear garden.

The accommodation is entered via a welcoming hallway, guests cloakroom, family lounge, dining room (originally the garage) that leads to a lovely conservatory. There is also a spacious fitted kitchen.

To the first floor is a master bedroom with en-suite, two further bedrooms and family bathroom.

Externally, the property continues to impress. The frontage offers multiple parking space and the rear garden is a particular feature that is well maintained with patio, lawn and planted areas creating a lovely area to relax and entertain.

This property also has the advantage of offering Solar panels, which can offer exceptional savings on your energy bills.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D.

Services Connected: Electric, gas, water & drainage.

Viewings: Strictly via appointment through our Walmley Residential Sales Department on 0121 351 4000

or via Walmley@paulcarrestateagents.co.uk



Living Room 15' 0" x 11' 3" (4.57m x 3.43m)

Dining Room 17' 6" x 8' 5" (5.33m x 2.56m)

Conservatory 20' 4" x 8' 3" (6.19m x 2.51m)

Kitchen 15' 1" x 8' 8" (4.59m x 2.64m)

Toilet 6' 1" x 3' 5" (1.85m x 1.04m)

Bedroom One 11' 8" x 11' 6" (3.55m x 3.50m)

En-suite 6' 1" x 5' 8" (1.85m x 1.73m)

Bedroom Two 15' 0" x 8' 3" (4.57m x 2.51m)

Bedroom Three 8' 9" x 7' 10" (2.66m x 2.39m)

Bathroom 6' 7" x 5' 7" (2.01m x 1.70m)






MEMORIES



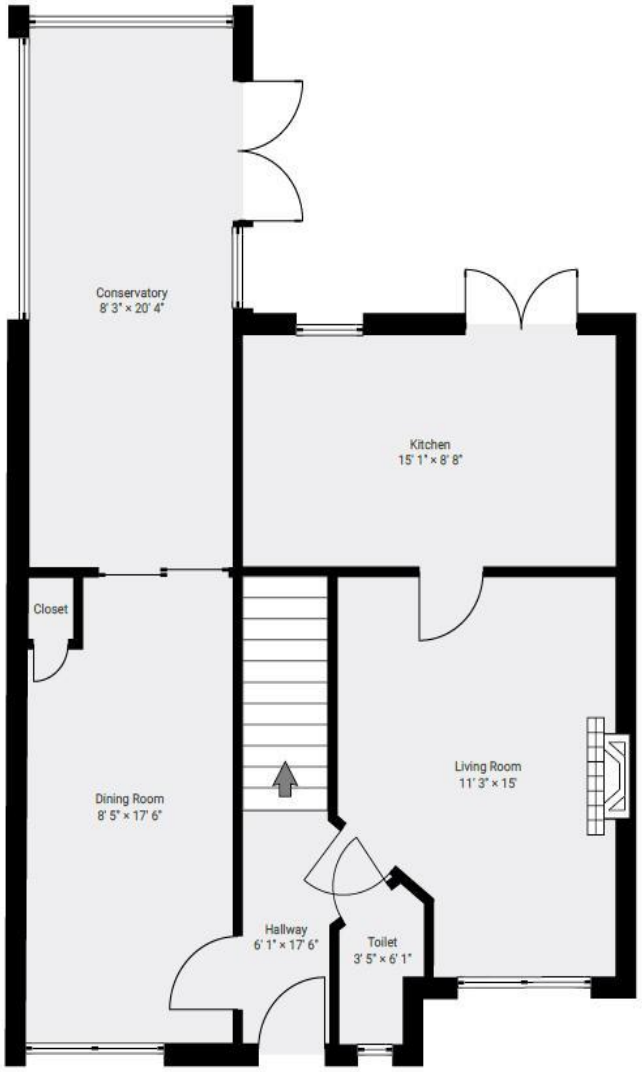




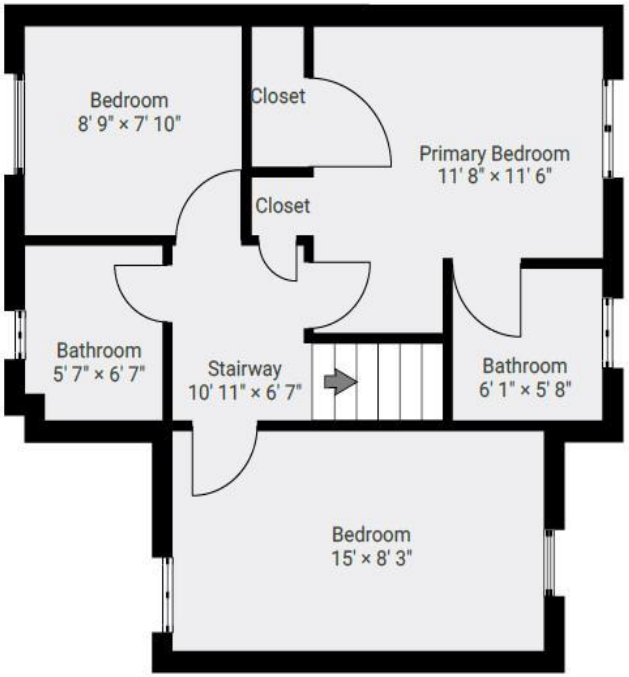
Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

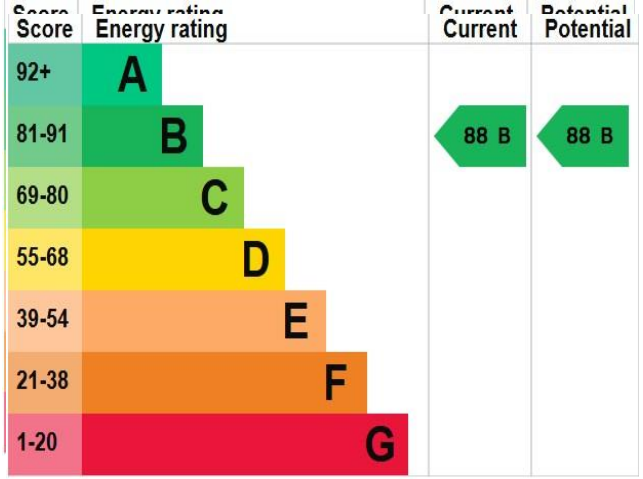
▼ Ground Floor



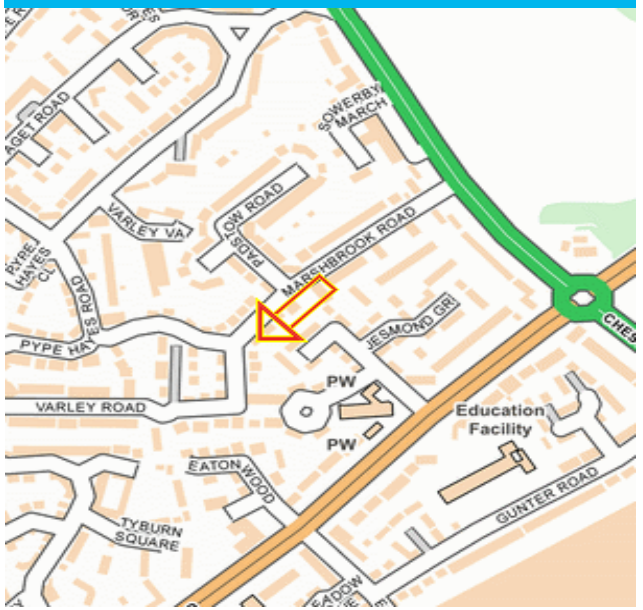
▼ 1st Floor



Energy Performance Rating



Map Location













Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 18th June 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £57 including VAT applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.