

urbangrey ESTATES

89 WAVERS MARSTON, BIRMINGHAM, B37 7GL

ASKING PRICE OF £259,950









Situated in a popular residential location, this well-proportioned two-bedroom home offers comfortable accommodation, making it an ideal purchase for first-time buyers, couples or those looking to downsize.

Wavers Marston is situated within the B37 area of Birmingham, offering access to a range of local amenities, shops, schools and everyday facilities. The surrounding area benefits from road links providing access towards Birmingham city centre and the wider West Midlands, making it a convenient location for commuters. The property is also well placed for access to local shopping and leisure facilities, with further amenities available in the surrounding residential areas.

Early viewing is highly recommended to appreciate the accommodation and outside space on offer.









Ground Floor

Entrance Hall 2.70m (8'10") x 2.00m (6'7")
Accessed via a uPVC entrance door, the entrance hall provides access to the ground floor accommodation and staircase leading to the first floor. Radiator.

Guest WC 1.46m (4'9") x 0.86m (2'10")
Fitted with a two-piece suite comprising wash hand basin and low-level WC. uPVC double glazed window to the front elevation and radiator.

Lounge 4.24m (13'11") x 2.00m (6'7")
A comfortable reception room featuring a uPVC double glazed window to the front elevation, radiator and double doors providing access through to the kitchen/diner.

Kitchen/Diner 4.39m (14'5") x 3.98m (13'0")
Fitted with a matching range of wall and base units with worktop surfaces over, incorporating a stainless steel sink with single drainer. Built-in electric oven and four-ring gas hob. The room further benefits from a useful storage cupboard, radiator, uPVC double glazed window to the rear elevation and uPVC double glazed double doors providing access to the rear garden.

First Floor

Landing 1.27m (4'2") x 0.88m (2'11")
Having a uPVC double glazed window to the side elevation and doors leading to the bedrooms and bathroom.

Bedroom One 4.39m (14'5") x 3.57m (11'8")
A good-sized principal bedroom featuring two uPVC double glazed windows to the front elevation, fitted wardrobe, airing cupboard housing the hot water cylinder, radiator and double doors.

Bedroom Two 3.20m (10'6") x 2.20m (7'3")
A second bedroom with uPVC double glazed window to the rear elevation, fitted wardrobe and radiator.

Family Bathroom 1.96m (6'5") x 1.74m (5'9")
Fitted with a three-piece suite comprising panelled bath with shower over, wash hand basin and low-level WC. uPVC double glazed window to the rear elevation and radiator.





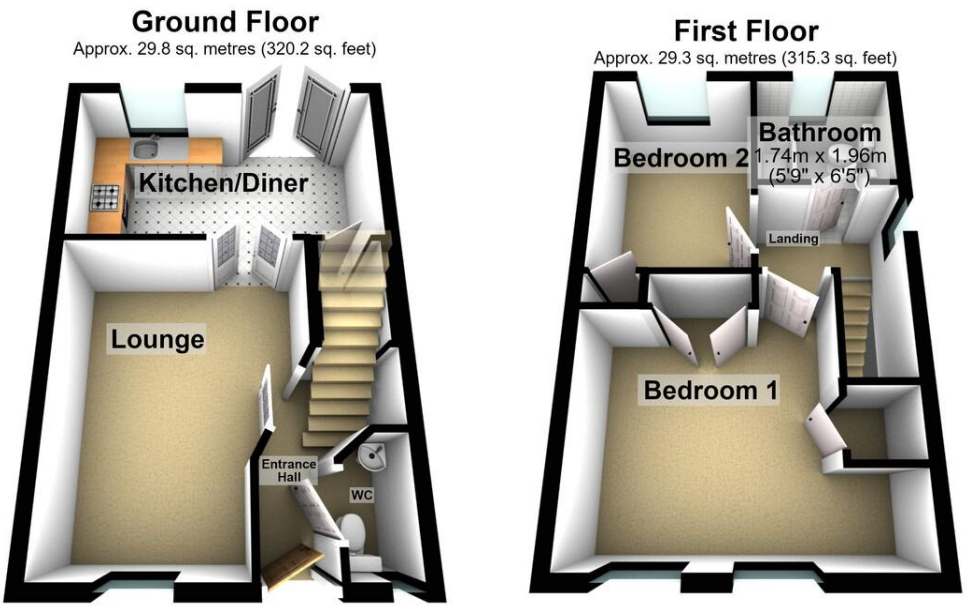
Outside

Front Garden & Driveway

The property benefits from a front garden together with a driveway providing off-road parking for two vehicles.

Rear Garden

The rear garden is enclosed by newly installed fencing and is predominantly laid to lawn, offering a pleasant and private outdoor space with room for garden furniture and outdoor entertaining.



Total area: approx. 59.0 sq. metres (635.5 sq. feet)

66 Station Road , Marston Green, Birmingham, West Midlands, B37 7BA

www.urbangreyestates.com
info@urbangreyestates.com
0121 770 8811

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.