



Marywell Close, Birmingham B32 4JQ

welcome to

Marywell Close, Birmingham

Nicely presented three-bedroom townhouse in residential location with good transport links to the motorway. Comprising reception room, kitchen/diner, bathroom with shower, double glazed throughout and benefiting from gas central heating. Off road parking and garage

Agent Note

This property is council tax band B.

Entrance Hall - ground floor

Doors into garage, stairs to first floor, storage cupboard.

Garage

16' 5" x 8' 10" (5.00m x 2.69m)

Hall - First Floor

Doors to lounge, kitchen/diner, w/c, storage cupboard, stairs to second floor.

Lounge

17' 1" x 11' 5" (5.21m x 3.48m)

Double glazed window to front, laminate flooring, ceiling light connection, central heating radiator.

Kitchen/Diner

17' 10" x 8' 10" (5.44m x 2.69m)

Double glazed window & double doors to rear, lino flooring, ceiling light connection, central heating radiator, tiled walls in kitchen area, range of wall & base units with drawers and worktops over, integrated hob & oven, integrated fridge freezer.

W/C

5' 8" x 2' 5" (1.73m x 0.74m)

Low level flush w/c, wash hand basin.

Hall - Second Floor

Doors to three bedrooms, shower room and 2 storage cupboards.

Bedroom 1

15' 9" x 9' 2" (4.80m x 2.79m)

Double glazed window to front, ceiling light connection, central heating radiator, carpet.

Bedroom 2

12' 2" x 10' 5" (3.71m x 3.17m)

Double glazed window to rear, ceiling light connection, central heating radiator, carpet.

Bedroom 3

8' 9" x 7' 7" (2.67m x 2.31m)

Double glazed window to front, ceiling light connection, central heating radiator, carpet.

Shower Room

5' 11" x 5' 11" (1.80m x 1.80m)

Double glazed frosted window to rear, ceiling light connection, walls are fully clad, lino flooring, low level flush w/c & wash hand basin are enclosed in unit with storage and mixer tap, shower cubical with glass doors.

Front Garden

Fully tarmaced driveway, double doors to garage & front door.

Rear Garden

Patio area, lawned area, fully fenced for privacy.





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welcome to

Marywell Close, Birmingham

- 3 BED LINKED END TERRACED HOUSE
- 2 BATHROOMS
- EXCELLENT INVESTMENT AND FAMILY HOME
- MOTORWAY ACCESS NEARBY
- DRIVEWAY

Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers over
£190,000



Total floor area 113.6 m² (1,223 sq.ft.) approx

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