



Old Farm Drive  
Marston Green Birmingham

burchell  
edwards

# Old Farm Drive Marston Green Birmingham B37 7WH

for sale  
**£200,000**



## Property Description

Burchell Edwards are delighted to bring to market this beautifully presented two-bedroom, ground floor apartment, situated in the sought after area of Marston Green (B37).

This modern apartment offers contemporary living and will be sold with no upward chain, making an ideal purchase for first-time buyers, couples or working professionals alike.

In brief, the property comprises an entrance hall, open-plan living area, two double bedrooms and a bathroom. Homeowners will also discover off-road parking by-way-of an allocated parking space to the side of the building.

Ready to move straight in to, this property is conveniently located, tucked away in a quiet estate that is nestled in the heart of the village within proximity to local shops, amenities and transport links including Marston Green Train Station. The location also provides easy access to the NEC and Birmingham International Airport.

Viewings are essential to gain a sense of the space and accommodation available, but we recommend booking early to avoid disappointment as we do not anticipate this being round for long!

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

## Entrance Hallway

Double glazed window to rear elevation. Storage cupboard, central heating radiator, carpet flooring and three ceiling light points.

## Lounge/Kitchen

Double-glazed windows to front and side elevations and double-glazed patio doors to front elevation. Featuring a part-luxury vinyl kitchen floor and a part-carpeted lounge area.

Seven ceiling light points and spotlights, two central heating radiators. A range of wall and base units with work surface over incorporating a stainless-steel sink with drainer unit, four ring gas hob with extractor hood. Integrated oven and grill, and integrated fridge and freezer. Plumbing for washing machine.

## Bathroom

W.C, wash hand basin, bath with shower over, extractor fan, luxury vinyl flooring, tiling to splash prone areas, spotlights, shaver point and central heating radiator.

## Bedroom One

Double-glazed window to side elevation. Ceiling light points and fitted wardrobes. Central heating radiator, carpet flooring.

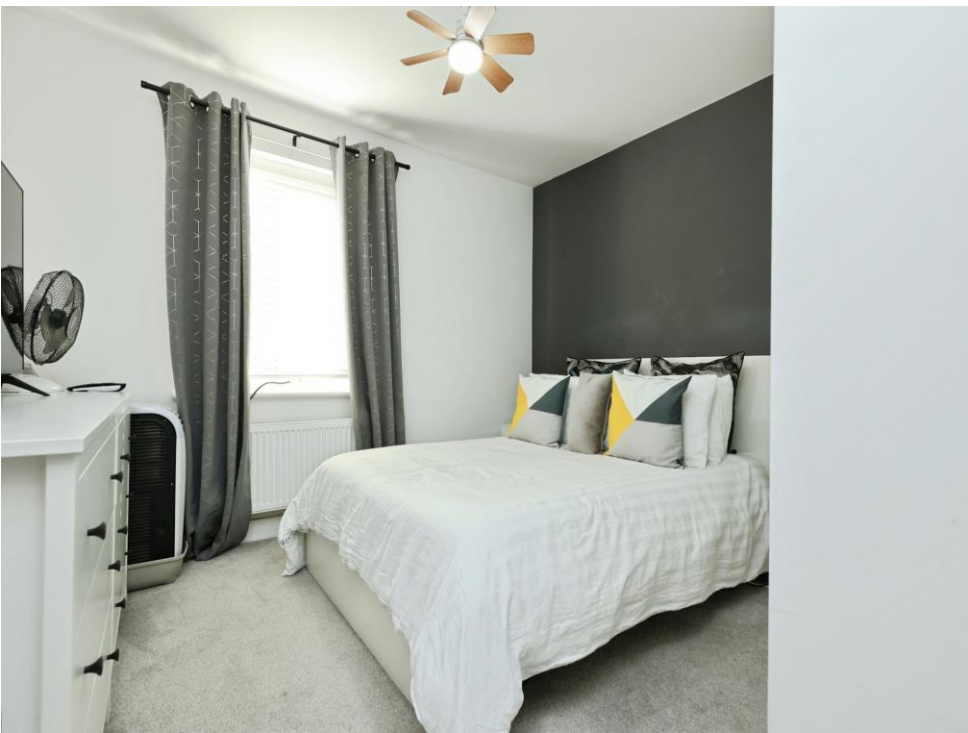
## Bedroom Two

Double-glazed window to side elevation. Ceiling light points and central heating radiator, carpet flooring.

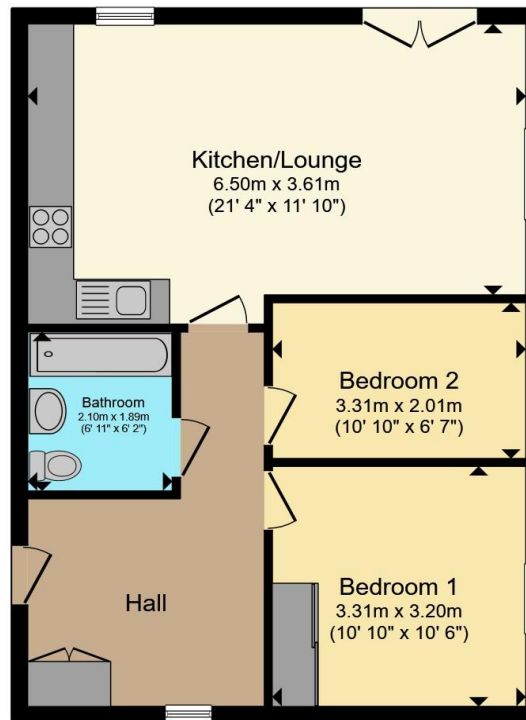
## Parking

One allocated parking space to the side of the building.









Total floor area 59.1 m<sup>2</sup> (636 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

**T 0121 749 7888**  
**E [castlebromwich@burchelledwards.co.uk](mailto:castlebromwich@burchelledwards.co.uk)**

2-4 Hurst Lane  
 BIRMINGHAM B34 7HR

EPC Rating: B

Council Tax  
 Band: C

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**check out more properties at [burchelledwards.co.uk](http://burchelledwards.co.uk)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: CBW211666 - 0002