



Wagstaff Way, Birmingham

burchell
edwards



Property Description

A high standard, detached family home located in the popular village of Marston Green. This impressive property has everything a modern day family would possibly need, from its four bedrooms, family bathroom, en-suite as well as ground floor W/C, two living rooms, spacious kitchen & a well maintained garden space. Marston green is a high demand area due to the high quality school catchment, great public transport links and local amenities nearby.

Entrance Hallway

Door to front elevation, carpet and stairs to first floor accommodation.

Lounge

20' 10" x 13' 11" (6.35m x 4.24m)

Three double glazed windows to side elevation, double glazed patio doors to side elevation and two central heating radiators.

Dining Room

15' 6" x 10' 5" (4.72m x 3.17m)

Double glazed windows to front and side elevations, two central heating radiators and carpet.

Kitchen

15' 6" x 11' 6" (4.72m x 3.51m)

Double glazed window to front elevation, double glazed patio doors to garden, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven, cooker hood, spotlights, central heating radiator, tiled flooring, tiling to splash prone areas, space and plumbing for washing machine.



Landing

Loft access via hatch and carpet.

Bedroom One

21' max x 14' max (6.40m max x 4.27m max)
Three double glazed windows to side elevation, fitted wardrobes and carpet.

En-Suite

Double glazed window to side elevation, W.C, wash hand basin, shower cubicle and lino flooring.

Bedroom Two

15' 6" max x 10' 7" max (4.72m max x 3.23m max)
Double glazed windows to front and side elevations, central heating radiator and carpet.

Bedroom Three

12' 4" max x 11' 4" max (3.76m max x 3.45m max)
Double glazed window to front elevation, central heating radiator and carpet.

Bedroom Four

11' 4" x 9' 5" (3.45m x 2.87m)
Double glazed window to front elevation, central heating radiator and carpet.

Bathroom

Double glazed window to side elevation, W.C, wash hand basin, bath with shower over, extractor and lino flooring.

Front Garden

Driveway providing off road parking, laid to lawn, shrubs and plants, access to garage.

Rear Garden

Laid to lawn and access to garage.



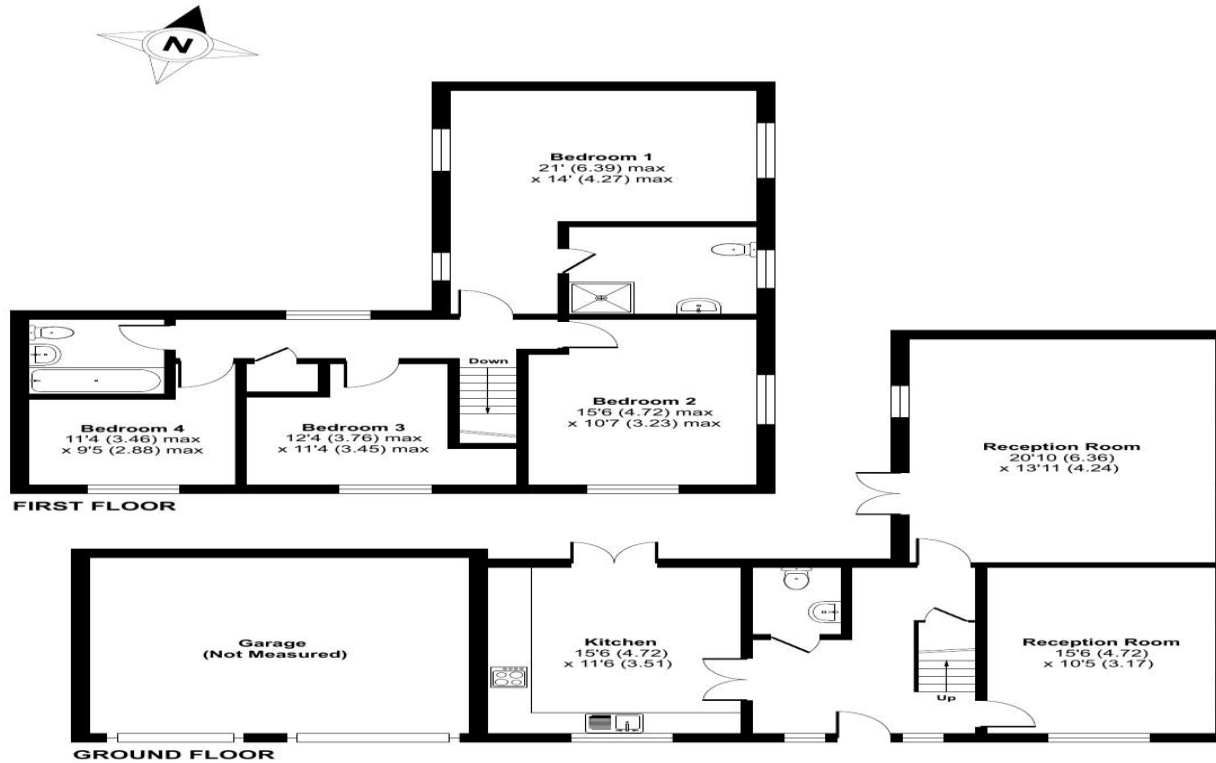




Wagstaff Way, Birmingham, B37

Approximate Area = 1618 sq ft / 150.3 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Flyp Homes Limited. REF: 1361463

To view this property please contact Burchell Edwards on

T 0121 749 7888
E castlebromwich@burchelledwards.co.uk

2-4 Hurst Lane
BIRMINGHAM B34 7HR

EPC Rating: D Council Tax
Band: F

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW210788



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBW210788 - 0002