



Somerton Drive  
Marston Green BIRMINGHAM





## Property Description

Burchell Edwards are delighted to present this stunning mid-terrace property, ideal for buyers looking for a modern style house in a desirable location. As you enter the property, you will be greeted by a spacious hallway with ground floor W/C

Moving through the ground floor you have the modern kitchen to the front and a stylish and spacious living space overlooking a section of the rear garden

Upstairs, the property boasts two double bedrooms and modern family bathroom.

This home benefits from plenty of natural light, creating a warm and cosy living space throughout whilst also being decorated in neutral colours ready for you to move straight into.

Outside, this plot is unique with a well-maintained garden split into two sections providing a secret garden leading to the parking. There are two allocated parking spaces, ensuring convenience for residents, the current owner rents one space out currently providing opportunity to generate income.

Located within minutes of the Marston Green, this property benefits from excellent public transport links. It is also in close proximity to nearby schools, local amenities, and a strong local community.

## Entrance Hallway

Central heating radiator, laminate flooring and stairs to first floor accommodation.

## W.C

Double glazed window to front elevation, W.C, wash hand basin and laminate flooring.

## Lounge

14' 5" x 13' 5" max ( 4.39m x 4.09m max )  
Double glazed patio doors to rear elevation,

central heating radiator, laminate flooring and storage cupboard.

## Kitchen

9' 8" x 6' 2" ( 2.95m x 1.88m )  
Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, four ring gas hob with extractor hood, integrated oven and grill, laminate flooring, space and plumbing for washing machine.

## Landing

Loft access via hatch and carpet.

## Bedroom One

8' 4" x 13' 1" max ( 2.54m x 3.99m max )  
Double glazed window to front elevation, central heating radiator, carpet and storage cupboard.

## Bedroom Two

8' 10" x 13' max ( 2.69m x 3.96m max )  
Double glazed window to rear elevation, central heating radiator, carpet and built in wardrobes with sliding doors.

## Bathroom

Bath with shower over, .WC, wash hand basin, central heating radiator and vinyl flooring.

## Parking

Two allocated spaces.

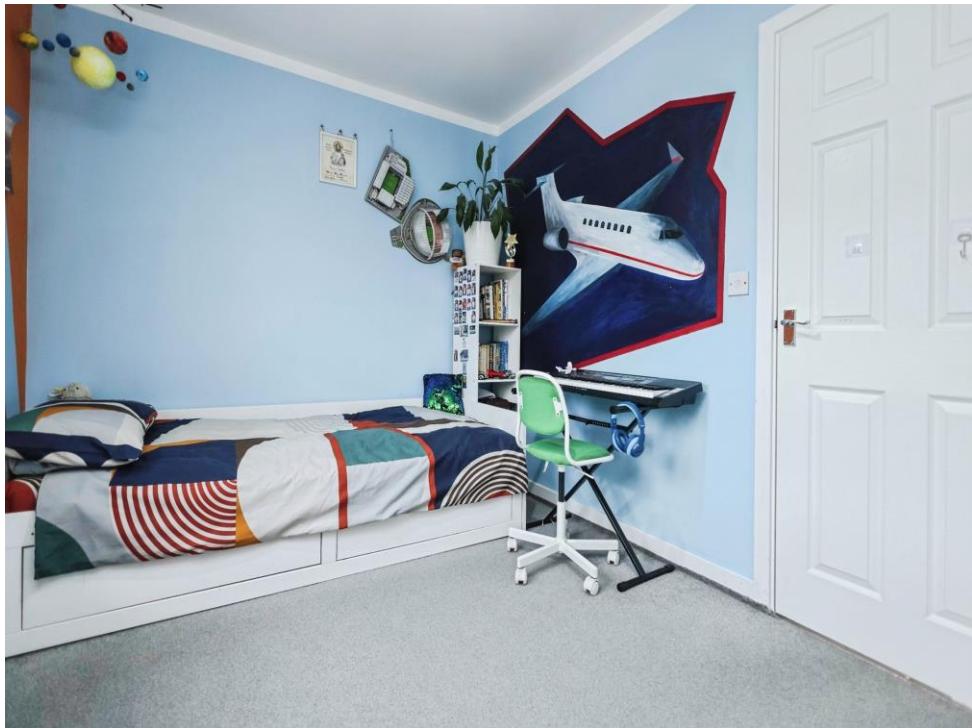
## Garden One

Decked area, lawned area, fencing to all boundaries and pathway to second garden.

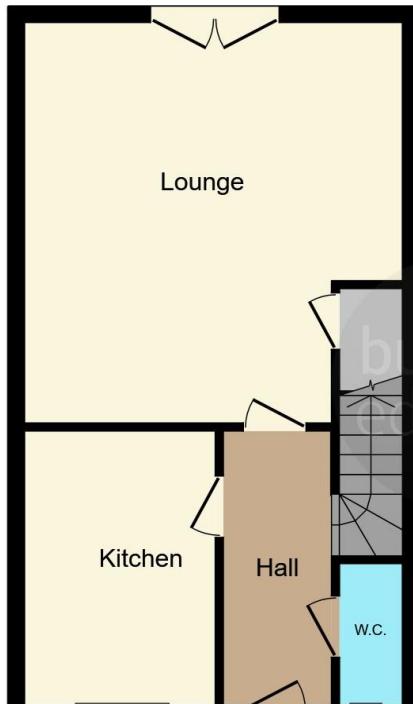
## Garden Two

Laid to lawn and storage shed.

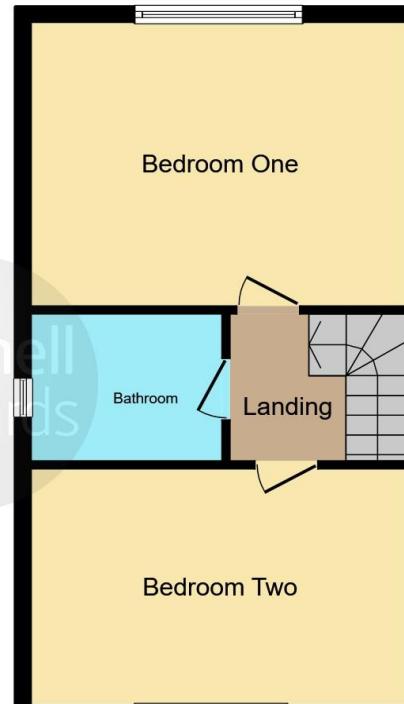








**Ground Floor**



**First Floor**

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EPC Rating: C    Council Tax  
 Band: C

Tenure: Freehold

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