



25 Pinbury Croft

Marston Green, Birmingham, , B37 7RQ

Offers In Region Of £225,000

Property Features

- Bedroom
- Central Heating
- Lounge
- Triple Glazed
- Fitted Kitchen
- Parking for 2 Cars
- Shower Room
- Garden

Full Description

An attractive and well-presented two-bedroom mid-terrace property, ideally situated within a popular residential area of B37. Offering a spacious fitted kitchen/diner, modern shower room and beautifully maintained rear garden, this home is perfectly suited to first-time buyers, downsizers or buy-to-let investors. The property benefits from part triple glazing, part double glazing and off-road parking for two vehicles.

Close to local schools, shops and transport links – including M42, M6, Marston Green and Birmingham international train station.

Ground Floor

Entrance Hall

1.97m (6'6") max x 1.57m (5'2")

Accessed via a composite front door, the welcoming entrance hall features a radiator, staircase rising to the first floor and internal door leading to the lounge.

Lounge

4.44m (14'7") x 3.57m (11'9") max

A bright and comfortable reception room with a uPVC triple glazed window to the front elevation, radiator and multiple power points. A door provides access to the kitchen/diner, while a useful under-stairs storage cupboard (2.37m x 0.91m / 7'9" x 3') offers practical additional space.



Kitchen/Diner

4.58m (15') x 2.94m (9'8")

Fitted with a comprehensive range of matching base and eye-level units with worktop space over, incorporating a 1½ bowl stainless steel sink with mixer tap. There is plumbing for a washing machine, space for a fridge/freezer, an eye-level fan-assisted oven and a built-in four-ring hob with extractor hood over. The room benefits from a uPVC double glazed window to the rear, additional rear and side windows allowing for ample natural light, a wall-mounted radiator and a uPVC triple glazed rear door providing access to the garden. Ample space is available for family dining.



First Floor

Landing

2.08m (6'10") x 1.89m (6'2")

With fitted carpet and spindle banister, providing access to all first-floor accommodation.



Bedroom One

4.58m (15') x 3.37m (11')

A generously proportioned principal bedroom featuring two uPVC triple glazed windows to the front elevation, allowing plenty of natural light, and a radiator.



Bedroom Two

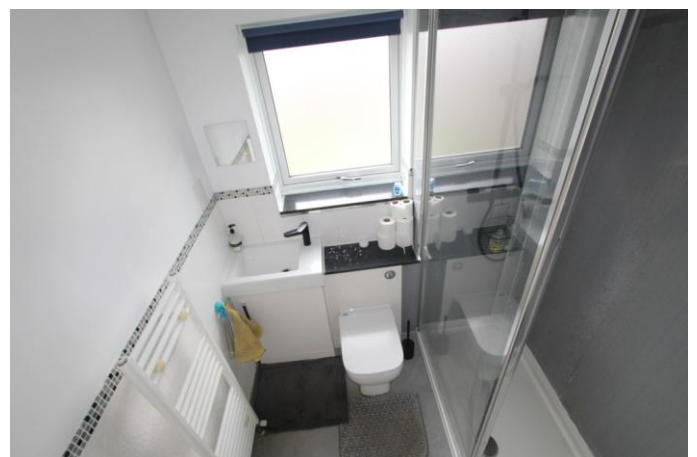
4.02m (13'2") x 2.59m (8'6")

A well-sized second bedroom with uPVC triple glazed window to the rear elevation and radiator.

Shower Room

1.89m (6'2") x 1.84m (6')

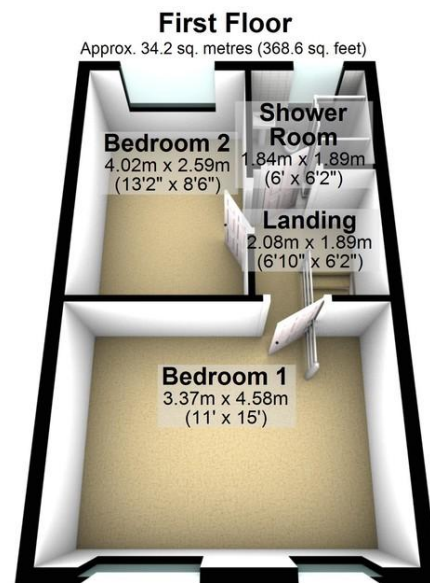
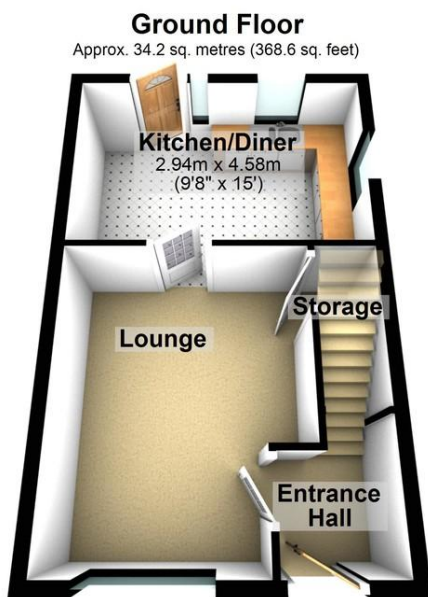
Fitted with a modern three-piece suite comprising a double shower enclosure with fitted electric shower, vanity wash hand basin and close-coupled WC. Complemented by a heated towel rail and uPVC triple glazed window to the rear elevation.



Outside

To the rear, the property boasts a beautifully maintained enclosed garden, featuring a paved patio seating area and low-maintenance artificial lawn. The borders are well stocked with a variety of mature plants and shrubs, creating an attractive and private outdoor space ideal for relaxing or entertaining.

To the front, the property is approached via a paved pathway with artificial lawn to the side and benefits from off-road parking for two vehicles.



Total area: approx. 68.5 sq. metres (737.3 sq. feet)

66 Station Road
Marston Green
Birmingham
West Midlands
B37 7BA

www.urbangreystates.com
info@urbangreystates.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