



Coleshill Road
Marston Green Birmingham

burchell
edwards



Property Description

Burchell Edwards are delighted to bring to market this well presented four-bedroom detached family home, extended to the ground floor and ideally positioned on a sought-after road in Marston Green (B37).

This exceptional family home will be sold with no upward chain and has been modernised throughout, offering spacious accommodation for all the family. Briefly comprising an entrance hallway, generous lounge, dining room, a bespoke fitted kitchen with integrated appliances and marble work surfaces, under-stairs cloaks and a guest WC to complete the ground floor.

The accommodation continues to impress on the second floor, occupying the master bedroom with spacious en-suite, three additional bedrooms and a modern family shower room with luxury steam shower.

Externally, the property offers ample off-road parking via a private driveway, secure with electric gates and a garage. Surrounded by excellent local amenities, shops and eateries, also falling within some fantastic school catchment areas.

The impressive design creates a wonderful family space and boasts a generously sized private rear garden with a summer house that has full lighting and electrics. The space is perfect for hosting guests, particularly during the warmer months and is fairly low maintenance.

Viewing is highly recommended to fully appreciate the space, quality, and accommodation on offer.

Entrance Hallway

Tiled flooring, stairs to first floor accommodation, central heating radiator and under stairs storage cupboard.

Guest W.C

Double glazed window to front elevation, W.C, wash hand basin, heated towel rail, spotlights

and tiled flooring.

Lounge

Double glazed windows to side and rear elevations, double glazed patio doors to rear elevation, air con unit, tiled flooring and two central heating radiators.

Dining Room

Double glazed window to front elevation, central heating radiator and laminate flooring,

Kitchen

Double glazed window to rear elevation, door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and grill, induction hob with extractor, integrated dishwasher, washing machine, microwave, fridge and freezer, tiled flooring and central heating radiator.

Landing

Loft access, carpet, central heating radiator, skylight and water tank housed.

Bedroom One

Double glazed window to front elevation, air con unit, carpet, central heating radiator and door to en-suite.

En-Suite

Double glazed window to front elevation, shower cubicle, W.C, wash hand basin, heated towel rail and extractor.

Bedroom Two

Double glazed window to front elevation, central heating radiator and carpet.

Bedroom Three

Double glazed window to rear elevation, central heating radiator and carpet.

Bedroom Four

Double glazed window to rear elevation, central heating radiator and carpet.

Bathroom

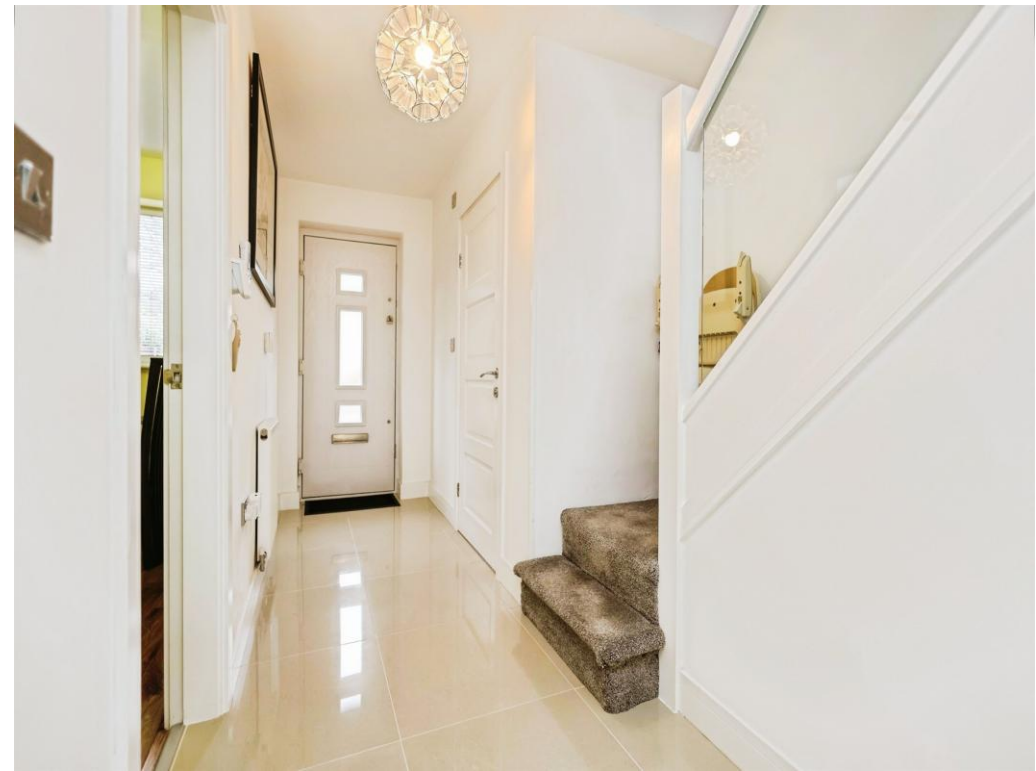
Double glazed window to rear elevation, luxury steam shower cubicle, bath, W.C, wash hand basin, heated towel rail, extractor and tiled flooring.

Front Garden

Gated entry tarmac driveway providing off road parking and access to garage.

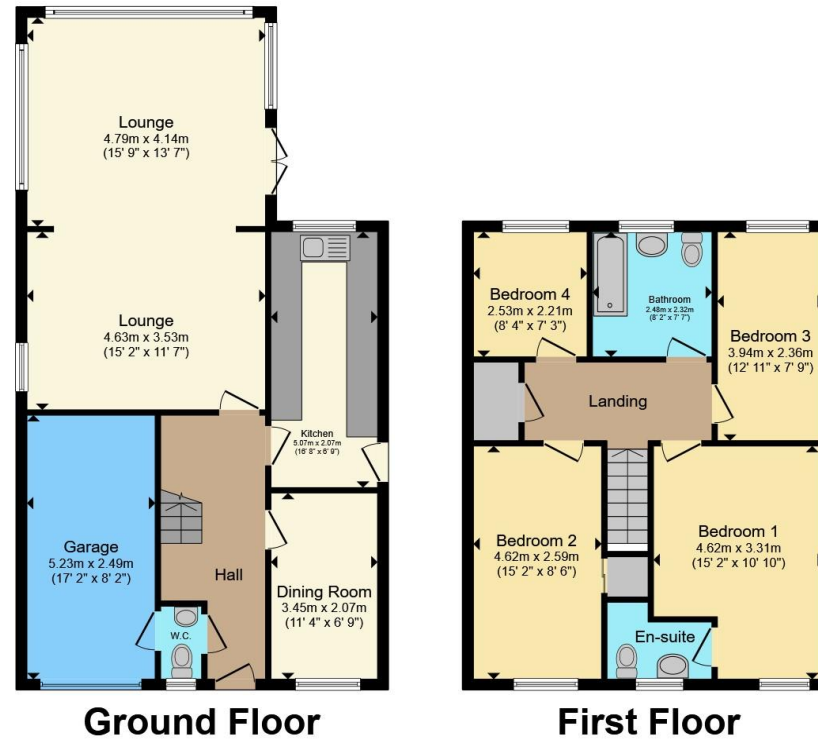
Rear Garden

Patio area, lawned area, two astro turf areas, outside tap and fencing to all boundaries.









Total floor area 140.2 m² (1,509 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



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: B Council Tax
 Band: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW211209



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: CBW211209 - 0006