



Wavers Marston
BIRMINGHAM

burchell
edwards

Wavers Marston BIRMINGHAM B37 7GL

for sale
£250,000



Property Description

Situated in the popular village of Marston Green, this well-presented two-bedroom mid-terraced property offers an excellent opportunity for first-time buyers, downsizers, or investors alike.

The accommodation comprises a welcoming living room, a fitted kitchen, two well-proportioned bedrooms and a family bathroom. Outside, the property benefits from a private rear garden, providing an ideal space for relaxing or entertaining.

Conveniently located close to a range of local shops, schools and everyday amenities, the property also offers excellent transport links, with easy access to major motorway networks, Birmingham International Airport and the NEC. Combining comfortable living with a highly convenient location, this is a home not to be missed.

Early viewing is highly recommended.

Agents Note 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

Door to front elevation Central heating radiator, laminate flooring and stairs to first floor accommodation, ceiling light points.

Lounge

Double glazed window to rear elevation. Double glazed patio door leading to the garden, two central heating radiators, laminate flooring, Tv point and ceiling light points.

Kitchen

Double-glazed window to front elevation. A range of wall and base units with work surface over incorporating a stainless-steel sink with drainer unit, gas hob, single electric oven, cooker hood. Laminate flooring and tiling to

splash prone areas, two ceiling light points and central heating radiator, and central heating boiler housed.

Landing

Loft access via hatch, ceiling light point, carpet flooring. Stairs to first floor accommodation.

Bedroom One

Two double glazed windows to front elevations, carpet flooring, ceiling light point, storage cupboard.

Bedroom Two

Double glazed window to rear elevation, carpet flooring, ceiling light point, and central heating radiator.

Bathroom

Double-glazed opaque window to rear elevation. W.C and wash hand basin, bath, shower over bath. Vinyl flooring and tiling to splash prone areas, ceiling light point, central heating radiator.

W.C Ground Floor

Double glazed window to front elevation, W.C, wash hand basin, ceiling light point, central heating radiator, and laminate flooring.

Front Garden

Tarmac driveway, lawn area.

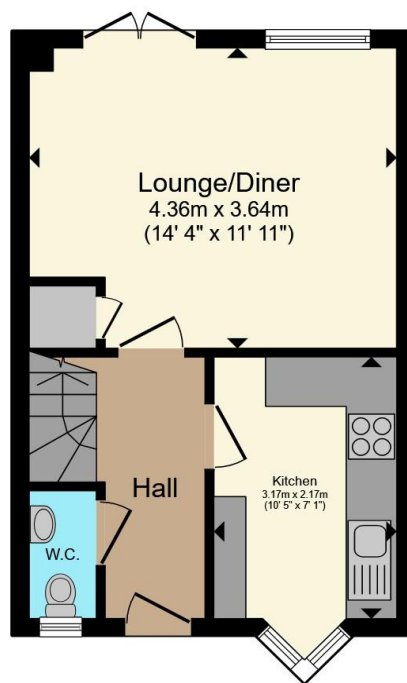
Rear Garden

Paved patio area laid to lawn.

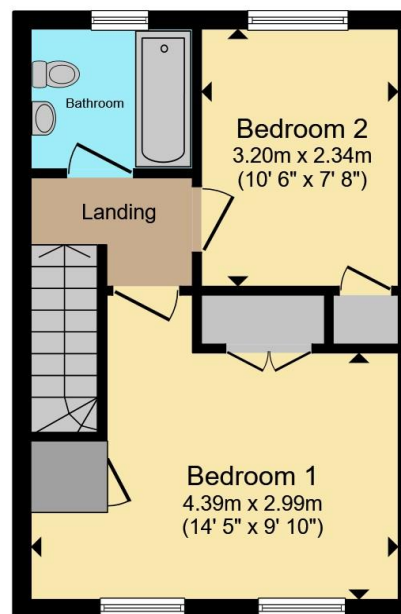








Ground Floor



First Floor

Total floor area 60.5 m² (651 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: C Council Tax
 Band: B

Tenure: Freehold

check out more properties at burchelledwards.co.uk



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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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: CBW211642 - 0005