



## 12 The Greenway, Marston Green, B37 7DW

### Offers over £450,000

This stunning five bedroomed extended detached family home situated in the popular village of Marston Green briefly comprises porch, lounge, kitchen/dining/family room, utility room, downstairs w/c and shower room. five good sized bedrooms and family bathroom. There is an enclosed rear garden and a driveway to the front leading to the garage. This property will make a lovely family home and must be viewed to appreciate the size and standard of property on offer.



## Approach

Driveway to front leading to the garage and entrance front door.



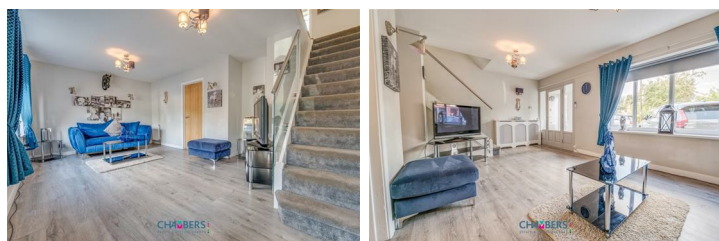
## Porch

Double glazed door and windows to front, radiator and light point.

## Lounge

18'3 x 11'6 (5.56m x 3.51m)

Double glazed window to front, stairs to first floor accommodation, two radiators, two ceiling light points and wall light points.



## Extended Kitchen/Dining/Family Room

26'1 x 24'7 (7.95m x 7.49m)

Having a range of wall, base and drawer units, integrated oven, hob, dishwasher, wine cooler, fridge freezer, belfast style sink with mixer tap, island with base units below, two roof lanterns, inset ceiling spotlights, multi fuel burner, three ceiling light points, radiator, double glazed bi fold doors leading to the rear garden.



## Utility Room

9'11 x 7'1 (3.02m x 2.16m)

Double glazed window, base unit with sink unit and mixer tap, space for white goods and ceiling light point.



## Downstairs W/C and Wet Room

Low level w/c, sink set in vanity unit, shower, heated towel rail and inset ceiling spotlights



## Landing

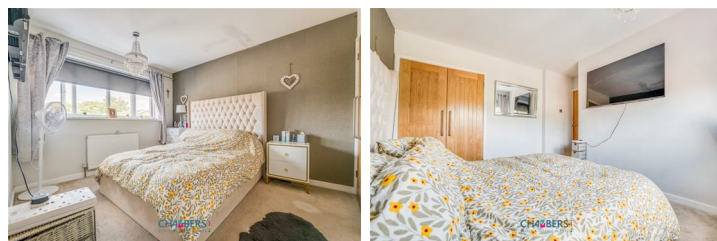
Ceiling light point and built in storage cupboard.



## Bedroom One

11'6 x 10 (3.51m x 3.05m)

Double glazed window, built in wardrobe, radiator and ceiling light point.



## Bedroom Two

11'3 x 10 (3.43m x 3.05m)

Double glazed window, built in wardrobe, radiator and ceiling light point.



### Bedroom Three

11'10 x 7'1 (3.61m x 2.16m)

Double glazed window, radiator and ceiling light point



### Bedroom Four

8'1 x 8 (2.46m x 2.44m )

Double glazed window, radiator and ceiling light point



### Bedroom Five

5'3 x 7'1 (1.60m x 2.16m)

Double glazed window, radiator and ceiling light point.



### Shower Room

Double glazed window, low level w/c, shower, wash hand basin set in vanity unit, heated towel rail and inset ceiling spotlights



### Rear Garden

Paved patio area, enclosed to neighboring boundaries.



### Garage

16'3 x 7'4 (4.95m x 2.24m)

Up and over door to front and ceiling light point.

### Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

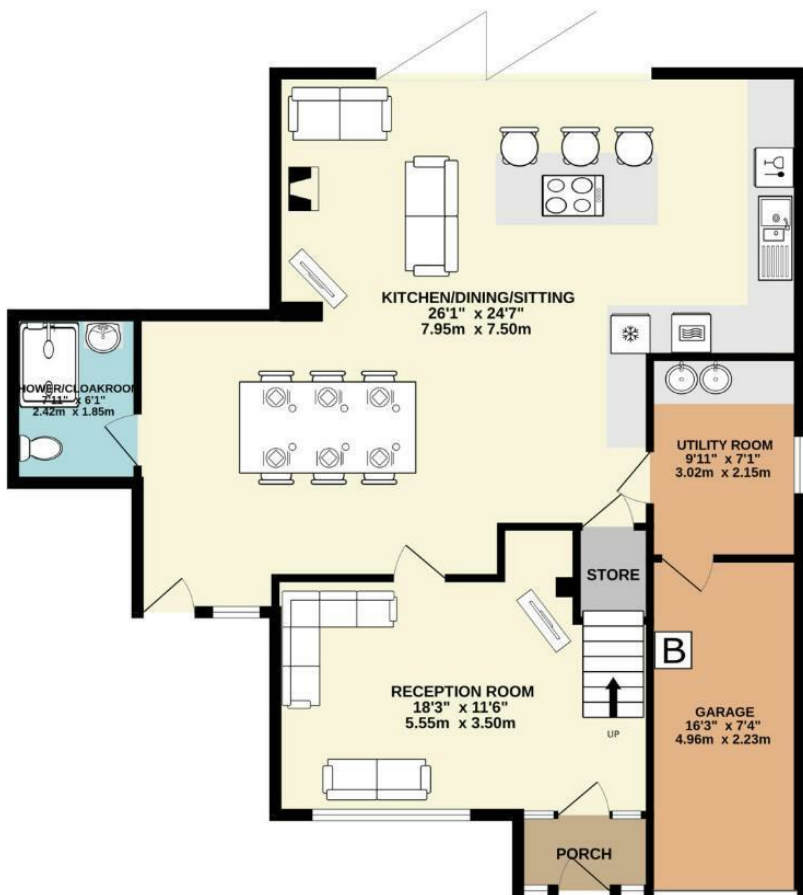
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - D

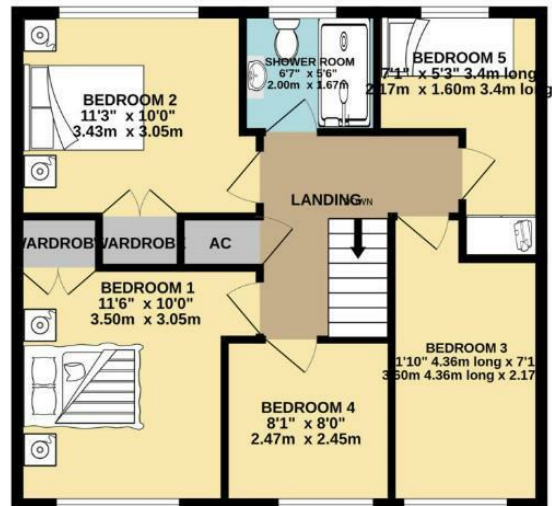
EPC Rating - D



GROUND FLOOR  
1117 sq.ft. (103.7 sq.m.) approx.



1ST FLOOR  
614 sq.ft. (57.0 sq.m.) approx.



#### 5 BEDROOM EXTENDED DETACHED HOUSE

TOTAL FLOOR AREA : 1730 sq.ft. (160.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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