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48 EXETER DRIVE, BIRMINGHAM, B37 5NG

GUIDE PRICE £160,000

Situated in the popular residential area of Marston Green, 48 Exeter Drive presents an excellent opportunity for investors, buy-to-let landlords or buyers seeking a property with scope for renovation and improvement. Requiring modernisation throughout, this three-bedroom home offers plenty of potential for someone looking to add value and create a property tailored to their own requirements.

The property benefits from front and rear gardens, double glazing throughout and a warm air heating system, with hot water provided by a separate cylinder. Internally, the accommodation includes a porch, ground-floor WC, kitchen/dining room and a spacious lounge, with three bedrooms and a family bathroom located on the first floor.

Offering a practical layout and a good opportunity for improvement, this property could make an attractive rental investment or an ideal project for a buyer looking to renovate and personalise a home to their own taste.

Ground Floor

Porch – 1.96m x 1.72m (6'5" x 5'8")
An entrance porch providing useful additional space, with windows to the side and rear, two storage cupboards and access towards the stairs.

Ground-Floor WC – 1.71m x 0.72m (5'7" x 2'5")
A conveniently positioned separate WC, offering scope for updating as part of a renovation project.

Kitchen/Dining Room – 4.92m x 3.01m (16'2" x 9'11")
A kitchen/dining area with a uPVC double-glazed window to the front. The room provides space for a practical kitchen layout and dining area, with potential to modernise and reconfigure to suit individual requirements.

Lounge – 4.83m x 3.82m (15'10" x 12'6")
A well-proportioned reception room featuring patio doors, providing access towards the outside space. The lounge offers an excellent opportunity to create a comfortable living area following refurbishment.

First Floor

Landing – 2.94m x 2.04m (9'8" x 6'8")
The first-floor landing provides access to the bedrooms and bathroom, together with an additional storage cupboard.

Bedroom One – 4.73m x 2.84mmax (15'6" x 9'4")
A generously sized bedroom with a rear-facing window and storage cupboard.

Bedroom Two – 4.01m x 2.84m (13'2" x 9'4")
A further double bedroom with a front-facing window, offering flexible accommodation for family members, guests or potential tenants.

Bedroom Three – 3.02m x 2.04m (9'11" x 6'8")
A third bedroom with a rear-facing window, suitable for use as a single bedroom, home office or study, subject to individual requirements.

Bathroom – 2.68m x 2.04m (8'10" x 6'8")
The family bathroom is located on the first floor and benefits from a front-facing window and a cupboard housing the hot water cylinder, currently fitted with a 3 piece suite comprising of WC, wash basin and bath. The room offers scope for refurbishment and modernisation.

Outside
The property benefits from both front and rear gardens, providing outdoor space with potential for landscaping and improvement. With some attention, the gardens could be transformed into attractive areas for relaxation, entertaining or general outdoor use.

Additional Storage A small shed measuring 1.45m x 1.15m (4'9" x 3'9"), providing useful additional storage.

Total area: approx. 92.1 sq. metres (991.8 sq. feet)

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