



Connells

Marston Road
Sutton Coldfield



Property Description

A well presented two bedroom detached home located in the popular location of Marston Road close to the main cross city line transport link, bus routes and local amenities. The property is in excellent order and has a very characterful feel. The accommodation comprises a welcoming reception hall with dog leg staircase, an excellent sized lounge through dining room. There is a ground floor office/reception room which provides flexible use. From this room there is also a ground floor shower room. There is a well presented and quirky shaped fitted kitchen overlooking the rear garden. On the first floor landing there are two excellent sized double bedrooms, a dressing room area on the landing which provides excellent flexible space to include study space or dressing area and has a large floor to ceiling built-in wardrobe. There is a refitted family bathroom. The property benefits from having off-road parking to the front and a low maintenance front and rear gardens.

Entrance Door

Having a composite door giving access to the entrance hall with double glazed window light over.

Reception Hallway

Having dog leg staircase leading to the first floor landing. Having door off to useful understairs cupboard, tiled floor, radiator to wall, doors gives access into the lounge/diner, dining/kitchen and the office/reception room 2, being a light and airy hallway.

Lounge/Diner

Lounge Area

11' plus the bay x 10' 11" maximum (3.35m plus the bay x 3.33m maximum)

Having double glazed walk-in bay window to the front, radiator to wall, TV aerial point, wooden flooring and decorative coving to ceiling. Archway gives access into the dining area.

Dining Area

12' 4" plus the door recess x 10' 11" maximum (3.76m plus the door recess x 3.33m maximum)

Having double glazed door giving access into the rear garden, being a full sized door similar to that of a picture window, having wooden flooring and radiator to wall.

Office/Reception Room 2

13' 11" x 6' 8" (4.24m x 2.03m)

Having double glazed window to the front, radiator to wall, skylight window to ceiling, laminate flooring and internal door gives access into the shower room.

Ground Floor Shower Room

Having shower cubicle, low level flush WC, pedestal wash hand basin, skylight window to the ceiling. Having door into a utility cupboard which has space and plumbing for a washing machine, and wall mounted central heating boiler.

Kitchen

11' 10" maximum inc the door x 16' 3" maximum (3.61m maximum inc the door x 4.95m maximum)

Comprising a fitted kitchen having fitted base units with work surfaces over and woodwork surfaces over and fitted matching wall units, built-in sink with taps over, double glazed French door leads out into the rear garden, space for a drier, integrated fridge, space for a freezer, tiled flooring, space for a dual fuel range cooker, two double glazed windows overlooking the rear garden. Being an excellent sized and characterful kitchen.

An irregular shaped room. Pls note that these measurements are taken at maximum points of the room

First Floor Landing

Having double glazed window to the front, doors to the two bedrooms, the walk-in dressing room area with built-in wardrobe and in turn to the bathroom.

Bedroom 1

12' 3" x 10' 11" (3.73m x 3.33m)

Having double glazed window to the rear, radiator to wall and two built-in double wardrobes.

Bedroom 2

11' 3" maximum x 11' 4" (3.43m maximum x 3.45m)

Having two double glazed windows to the front and radiator to wall.

Dressing Room Area

Being an area on the landing which has an excellent area which can provide storage,

dressing area or study space, having loft access, a built-in floor to ceiling wardrobe and having a door giving access into the bathroom.

Family Bathroom

Being a refitted family bathroom, having panelled bath with mixer tap over and rainfall and hand-held shower over, low level flush WC, wall mounted wash hand basin with cupboard under, wall mounted heated towel rail radiator, extractor fan, spotlights to ceiling, tiled flooring and frosted double glazed window to the side.

Outside

Front

Having blue brick pathway to the front of the property and driveway providing off-road parking with brick built wall to the front, a hedge and conifers to the sides.

Rear Garden

Being a low maintenance rear garden having garden laid to lawn, plants and trees to the side and being a private and enclosed rear garden.

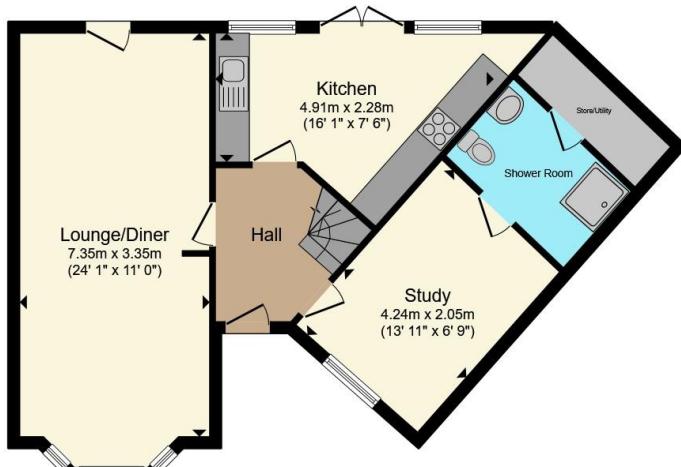
Agents Note

Please be advised that the property details where measurements are provided against each room are measurements provided by the estate agent. The measurements on the 2D floor plan have been produced by a separate company and may have been measured to include bay windows/doors or door recesses.

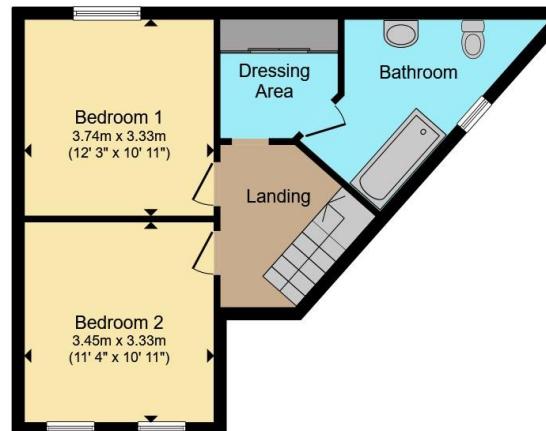








Ground Floor



First Floor

Total floor area 106.5 m² (1,146 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

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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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