



**Connells**

Marston Road  
Weoley Castle



## Property Description

This two-bedroom semi-detached home offers an excellent opportunity for first-time buyers, professionals, investors, or those looking to downsize, and is offered to the market with no upward chain for a smooth and straightforward purchase.

The property benefits from off-road parking, providing convenient and secure parking to the front of the house. Internally, the accommodation is well proportioned and thoughtfully arranged, offering a comfortable and practical living space. The ground floor features a entrance hallway leading to a bright and spacious living room, ideal for both relaxing and entertaining. This is complemented by a fitted kitchen with ample storage and worktop space, offering scope for personalisation.

To the first floor are two generous double bedrooms, along with a modern family bathroom fitted with a white suite. The layout makes excellent use of space, creating a warm and homely feel throughout.

Externally, the property enjoys a private rear garden, perfect for outdoor dining, gardening, or future improvement potential.

## Location

Situated in a highly sought-after location, the property is ideally positioned close to Selly Oak, with excellent access to the University of Birmingham and Queen Elizabeth Hospital, making it particularly attractive to academics, medical professionals, and investors. A range of local amenities, shops, cafes, and transport links are nearby, including Selly Oak train station and major road networks.

## Hallway

Stairs to the first floor, double glazed windows to the side, panelled radiator

## Lounge

14' Max x 13' 9" ( 4.27m Max x 4.19m )  
windows to the front, panelled radiator, ceiling light point, electric fireplace feature, electrical points

## Kitchen

13' 10" x 10' 2" ( 4.22m x 3.10m )  
matching wall and base units, built in electrical appliances, panelled radiator, ceiling light points, electrical point, windows and door to rear garden

## Bedroom One

17' 1" Max into recess x 10' 10" ( 5.21m Max into recess x 3.30m )  
windows to the front, panelled radiator, electrical points, ceiling light points

## Bedroom Two

13' 1" x 9' 6" ( 3.99m x 2.90m )

window to rear, panelled radiator, ceiling light point, electrical point

## Bathroom

Panelled Bath, low flush w.c, tiled walls and flooring, wash basin, double glazed window.

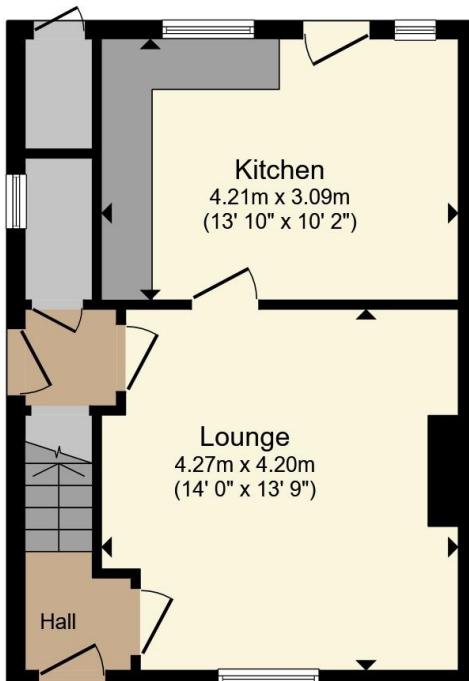
## Garden

Rear garden with outside storage, gate to the rear.

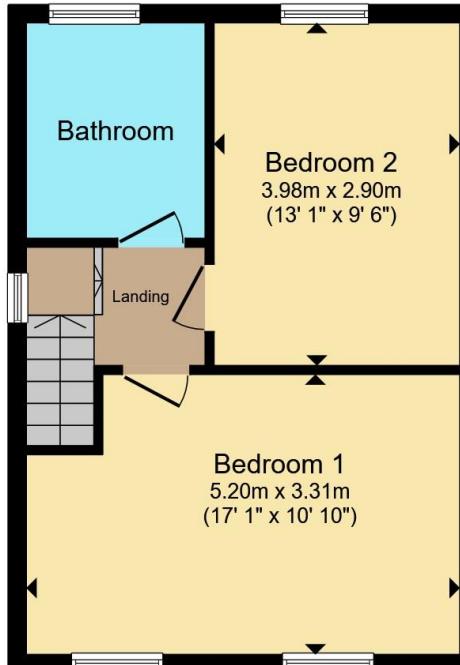








**Ground Floor**



**First Floor**

Total floor area 76.2 m<sup>2</sup> (821 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](http://www.propertybox.io)

**Connells**

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EPC Rating: D    Council Tax  
 Band: B

Tenure: Freehold

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