



66 Worcester Walk, B37 5NZ

Sale Price of £185,000



**Love
Property Co.**

66 Worcester Walk, Marston Green, Solihull, B37 5NZ

Tenure - Freehold
EPC Rating – C
Council Tax Band - A

Love Property Co are pleased to offer this **NO CHAIN** good size 991.6 sq. feet (92.1 sq. metres) three-bedroom mid terraced property in the popular part of Marston Green.

The property offers the perfect opportunity for first time buyers, downsizers and investors and benefits from double glazing, Worcester Bosch gas central heating system, separate lounge, kitchen/diner with appliances, downstairs wc, porch, first floor landing, having three good sized bedrooms with bedroom one having built in wardrobes and a loft.

Outside from the lounge there is a private rear garden having storage outbuilding and a good-sized slabbed and block paved patio area with mature hedges, shrubs, grassed area with shed to rear of garden.

This residence provides a homely retreat in a good location with nearby communal parking bays.

Viewing is highly recommended to be fully appreciated.

PROPERTY LOCATION

The village of Marston Green is situated on the edge of open countryside, having local amenities and with easy road access to the M42 motorway, NEC, Birmingham International Airport and Railway Station. There are local shops situated close by and Solihull Town Centre is also a short journey away that offers an excellent choice of shops including Touchwood Shopping Centre and John Lewis Department Store with Junctions 4 and 5 of the M42 leading to the Midlands motorway network, Birmingham Airport & NEC



PROPERTY MEASUREMENTS:

LOUNGE

12' 6" X 15' 11" (3.80m x 4.85m)

KITCHEN/DINER

16' 2" X 9' 8" (4.94m x 2.94m)

WC

5' 5" X 2' 9" (1.66m x 0.83m)

BEDROOM ONE

13' 4" X 9' 5" (4.07m x 2.88m)

BEDROOM TWO

15' 4" X 8' 10" (4.67m x 2.70m)

BEDROOM THREE

9' 6" X 6' 9" (2.90m x 2.05m)

SHOWER ROOM

8' 7" X 6' 2" (2.61m x 1.87m)

OUTBUILDING STORAGE

6' 8" X 4' 2" (2.03m x 1.26m)

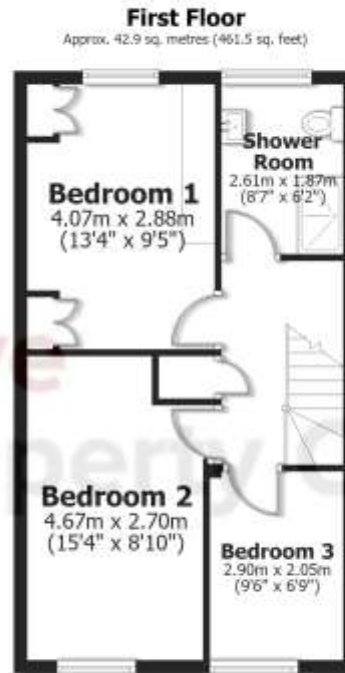
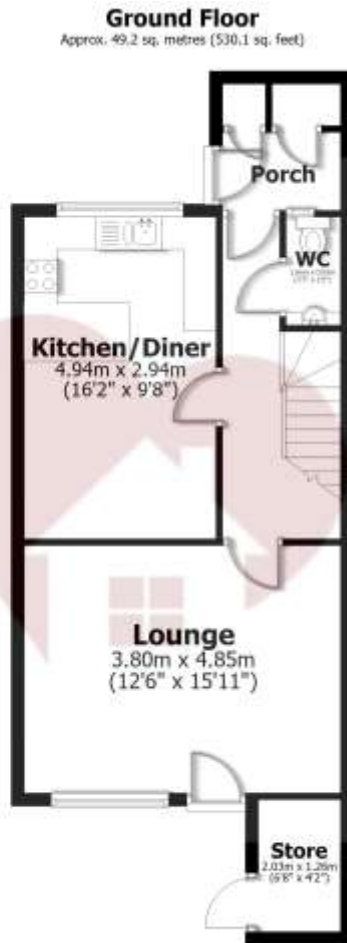
TOTAL SQUARE FOOTAGE (Approx.)

991.6 sq. Feet (92.1 sq. metres)

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





Total area: approx. 92.1 sq. metres (991.6 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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