



Marywell Close, Birmingham B32 4JQ

welcome to

Marywell Close, Birmingham

Nicely presented three bedroom townhouse in residential location with good transport links to the motorway. Comprising reception room, kitchen/diner, bathroom with shower, double glazed throughout and benefiting from gas central heating. Off road parking and garage

Agent Note

This property is council tax band B.

Entrance Hall - ground floor

Doors into garage, stairs to first floor, storage cupboard.

Garage

16' 5" x 8' 10" (5.00m x 2.69m)

Hall - First Floor

Doors to lounge, kitchen/diner, w/c, storage cupboard, stairs to second floor.

Lounge

17' 1" x 11' 5" (5.21m x 3.48m)

Double glazed window to front, laminate flooring, ceiling light connection, central heating radiator.

Kitchen/Diner

17' 10" x 8' 10" (5.44m x 2.69m)

Double glazed window & double doors to rear, lino flooring, ceiling light connection, central heating radiator, tiled walls in kitchen area, range of wall & base units with drawers and worktops over, integrated hob & oven, integrated fridge freezer.

W/C

5' 8" x 2' 5" (1.73m x 0.74m)

Low level flush w/c, wash hand basin.

Hall - Second Floor

Doors to three bedrooms, shower room and 2 storage cupboards.

Bedroom 1

15' 9" x 9' 2" (4.80m x 2.79m)

Double glazed window to front, ceiling light connection, central heating radiator, carpet.

Bedroom 2

12' 2" x 10' 5" (3.71m x 3.17m)

Double glazed window to rear, ceiling light connection, central heating radiator, carpet.

Bedroom 3

8' 9" x 7' 7" (2.67m x 2.31m)

Double glazed window to front, ceiling light connection, central heating radiator, carpet.

Shower Room

5' 11" x 5' 11" (1.80m x 1.80m)

Double glazed frosted window to rear, ceiling light connection, walls are fully clad, lino flooring, low level flush w/c & wash hand basin are enclosed in unit with storage and mixer tap, shower cubical with glass doors.

Front Garden

Fully tarmaced driveway, double doors to garage & front door.

Rear Garden

Patio area, lawned area, fully fenced for privacy.





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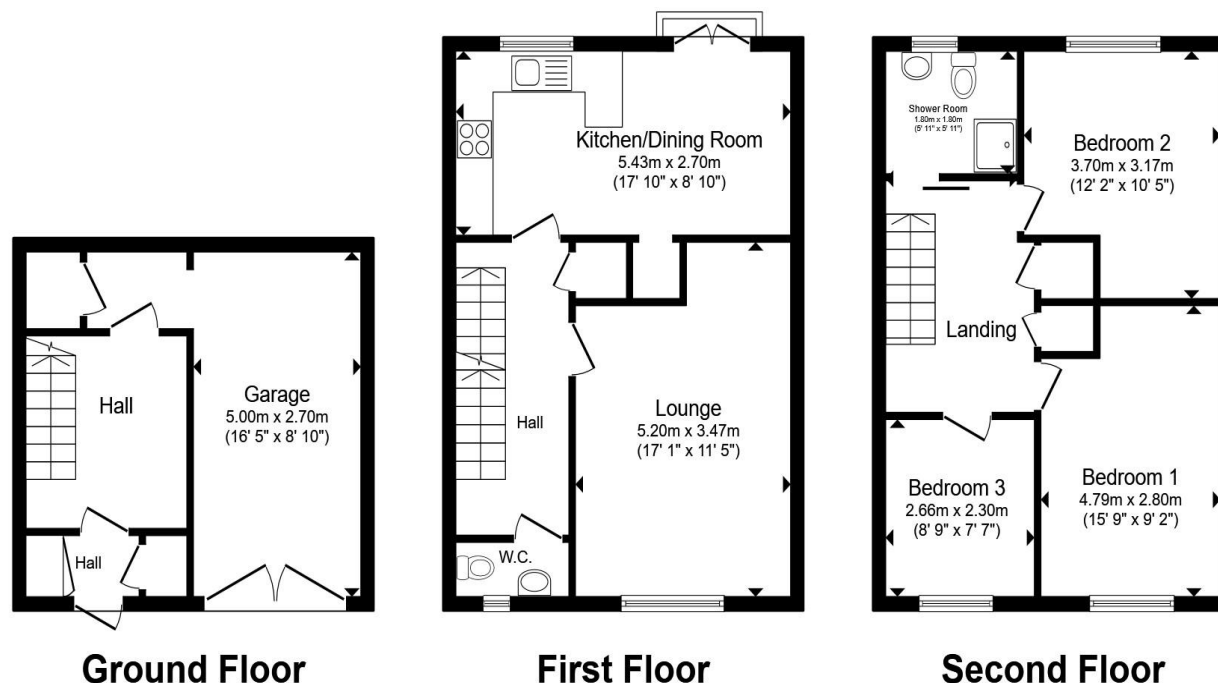
welcome to

Marywell Close, Birmingham

- 3 BED LINKED END TERRACED HOUSE
- 2 BATHROOMS
- EXCELLENT INVESTMENT AND FAMILY HOME
- MOTORWAY ACCESS NEARBY
- DRIVEWAY

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

£225,000



Total floor area 113.6 m² (1,223 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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