



**Danes**  
melvyn  
ESTATE AGENTS

**Somerton Drive**  
**Marston Green**  
**£300,000**

## Description

A beautifully presented, modern semi detached house on a popular development in Marston Green with NO ONWARD CHAIN.

This lovely property would make a great first time purchase and is in a super location near to Marston Green railway station, Birmingham Airport and the motorway network.

Comprising: entrance hall, guest WC, lounge and kitchen/diner to the ground floor. Upstairs there are three bedrooms, an en suite shower room to bedroom one and the bathroom.

Further benefiting from central heating, double glazing, driveway, rear garage and rear garden.



## Accommodation

**Driveway**

**Entrance Hall**

3'10 x 9'4 (1.17m x 2.84m)

**Guest WC**

2'10 x 5'5 (0.86m x 1.65m)

**Lounge**

12'10 max x 14' max (3.91m max x 4.27m max)

**Kitchen/Diner**

16'4 max x 9'8 max (4.98m max x 2.95m max)

**Landing**

6'4 x 9'2 (1.93m x 2.79m)

**Bedroom One**

9'8 max x 11' max (2.95m max x 3.35m max)

**En Suite Shower Room**

3'10 x 6'4 (1.17m x 1.93m)

**Bedroom Two**

9'8 max x 12'11 max (2.95m max x 3.94m max)

**Bedroom Three**

6'4 x 8'11 (1.93m x 2.72m)

**Bathroom**

6'4 x 5'6 (1.93m x 1.68m)

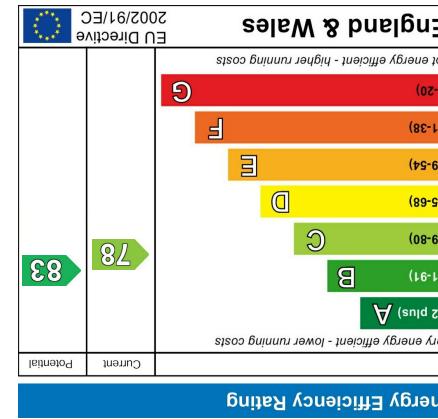
**Rear Garden**

**Rear Garage**

17'5" x 10'7" (5.32 x 3.25)

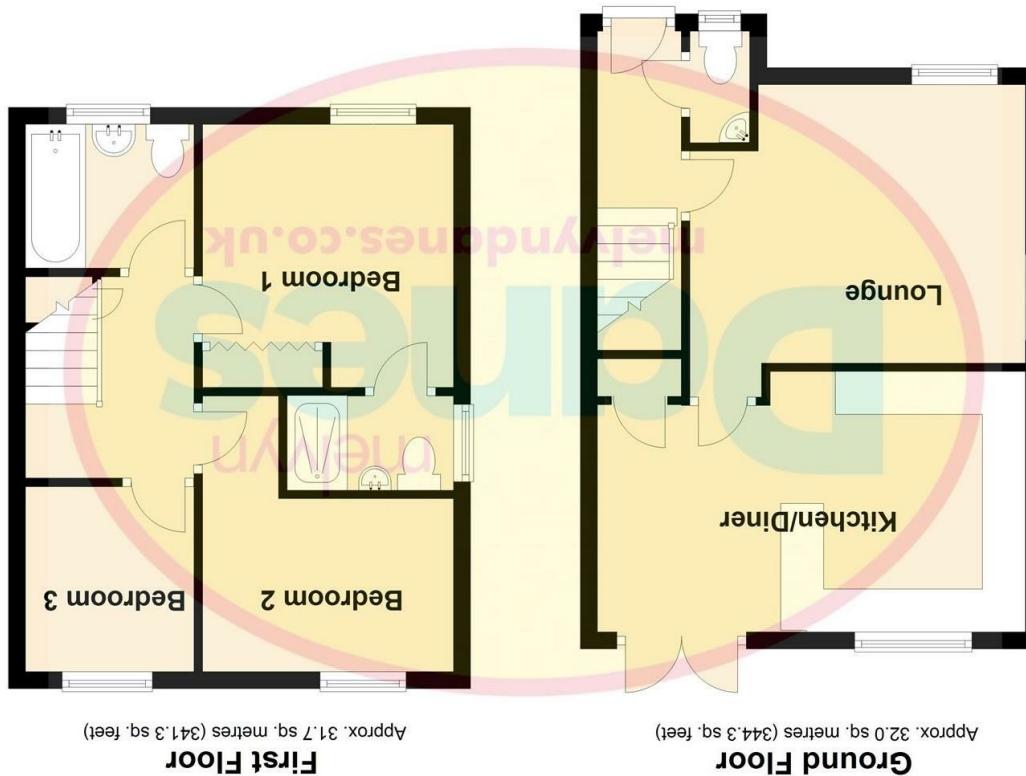


Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and no formal part of any contract.



2 Somerton Drive Marsden Green Birmingham B37 7XH

Total area: approx. 63.7 sq. metres (685.6 sq. feet)



**REFERRAL FEES:** We may refer you to recommended providers. We may receive a commission payment fee or other benefit (i.e. obligation to use the services of the recommended provider).

**VIEWING:** By appointment only with the office on the number below.  
Chardonnay, Pinotage, Red Blend and Merlot are available.

MOBILE: Please refer to checker.ofcom.org.uk for mobile coverage at the property. This can vary day depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular

**BROADBAND:** We understand that the standard broadband download speed at the property is around 6 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property is around 1800 Mbps. Data taken from [checkyour.com.org.uk](http://checkyour.com.org.uk) on 27/01/2025. Actual service availability at the property is subject to speeds offered by the provider.