



The Orchard
BIRMINGHAM

burchell
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The Orchard BIRMINGHAM B37 7DH

for sale
£280,000



Property Description

Nestled within a quiet cul-de-sac in the highly sought-after village of Marston Green, this well-presented three-bedroom property offers spacious and versatile accommodation, ideal for first-time buyers, growing families or investors alike.

Upon entering, the property welcomes you into a bright entrance hall leading to two well-proportioned reception rooms, providing flexible living and dining space perfect for both everyday family life and entertaining guests. The modern fitted kitchen is thoughtfully designed with a range of units and work surfaces, offering a practical and stylish environment for cooking and dining.

To the first floor, there are three bedrooms, all serviced by a family bathroom.

Externally, the property benefits from a low-maintenance rear garden, providing an ideal space to relax or entertain, while off-road parking to the front adds further convenience.

Ideally located, the property is within easy reach of local shops, supermarkets, schools, parks and leisure facilities. Marston Green Railway Station, major road networks including the M42 and A45, Birmingham Airport, the NEC and Resorts World are all easily accessible, making this an excellent choice for commuters.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Entrance Hallway

Door and window to front elevations. Spotlights, stairs to first floor accommodation, central heating radiator, and laminate flooring.

Lounge

Double glazed patio doors leading to the garden. Wooden flooring, and ceiling light point. Central heating radiator, Tv point.

Kitchen

Double-glazed windows to front elevations. A range of wall and base units with work surface over incorporating a sink with drainer unit. Electric single oven, gas hob, laminate flooring. Ceiling light points, tiling to splash prone areas, central heating radiator, space and plumbing for washing machine.

Dining Room/Bedroom

Double glazed patio doors to front elevation. Carpet flooring two ceiling lights points central heating boiler housed.

Landing

Stairs form hallway, carpet flooring, loft access via hatch and ceiling light.

Bedroom One

Double-glazed window to rear elevation. Ceiling light points, central heating radiator, and carpet flooring.

Bedroom Two

Double-glazed window to front elevation. Ceiling light points and central heating radiator, carpet flooring.

Bedroom Three

Double-glazed window to front elevation. Central heating radiator and carpet flooring.

Bathroom

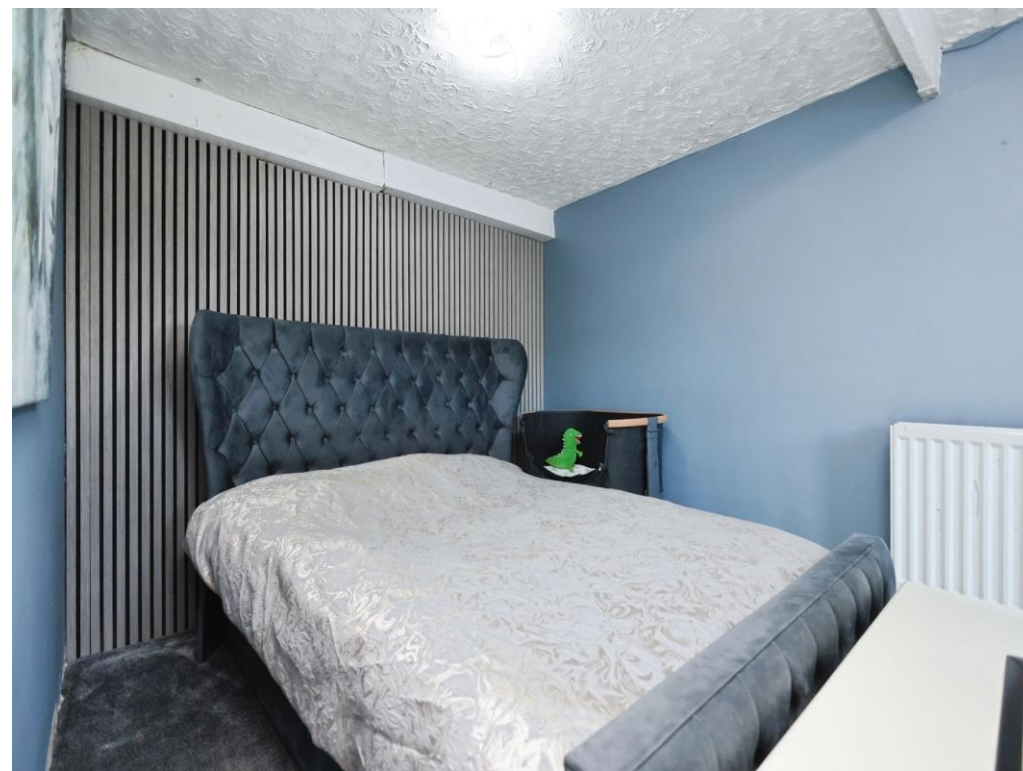
Double-glazed opaque window to rear elevation. W.C, wash hand basin, bath with mixer taps. Fully tiled walls and heated chrome towel rail.

Front Garden

Paved driveway.

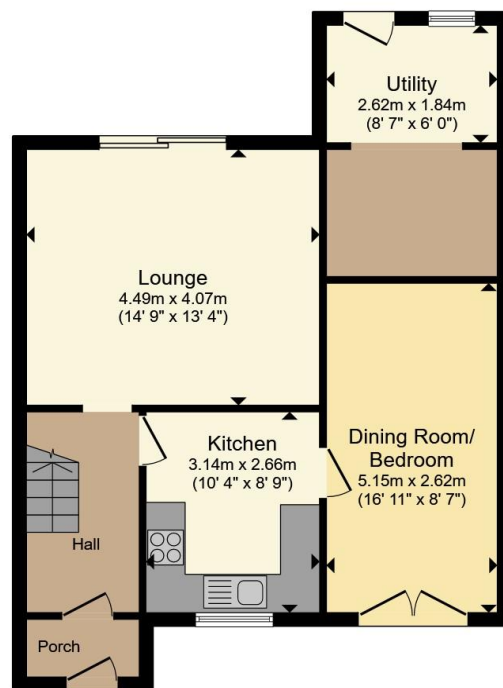
Rear Garden

Paved patio-style garden.

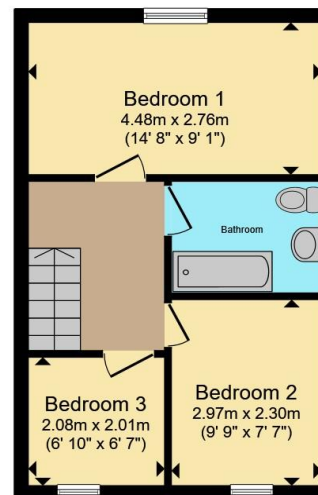








Ground Floor



First Floor

Total floor area 91.5 m² (985 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



To view this property please contact Burchell Edwards on

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EPC Rating: Awaiting
 Council Tax Band: C

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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