

17 Wavers Marston, Birmingham, West Midlands, B37 7GL

2 Bed House - Terraced

£825 PCM

🔦 Receptions 1

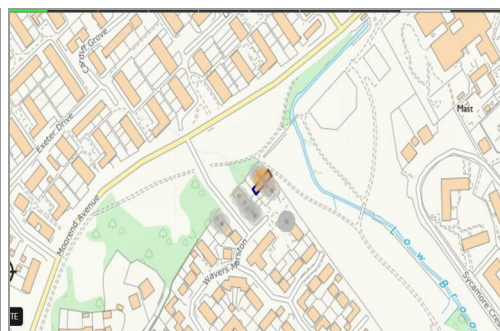
🛏 Bedrooms 2

💧 Bathrooms 2



- ****WE DO NOT CHARGE APPLICATION FEES TO TENANT****
- **TWO BEDROOM END TERRACE PROPERTY ON POPULAR MARSTON GREEN ESTATE****
- SOUTH FACING REAR GARDEN
- ALLOCATED PARKING SPACE
- KITCHEN DINER

- BUILT IN STORAGE BOTH BEDROOMS
- BATHROOM WITH SHOWER OVER BATH
- QUIET LOCATION
- GOOD SIZE PROPERTY
- AVAILABLE FOR LONG TERM LET



17 Wavers Marston, Birmingham, West Midlands, B37 7GL

****WE DO NOT CHARGE APPLICATION FEES TO TENANTS****

A well presented TWO BEDROOM mid-terrace property in Marston Green

Available for long term let

Spacious downstairs living, good size living room, downstairs WC and kitchen diner with French doors to south facing rear garden.

Good sized bedrooms, both benefitting from built in storage space.

Allocated parking space.

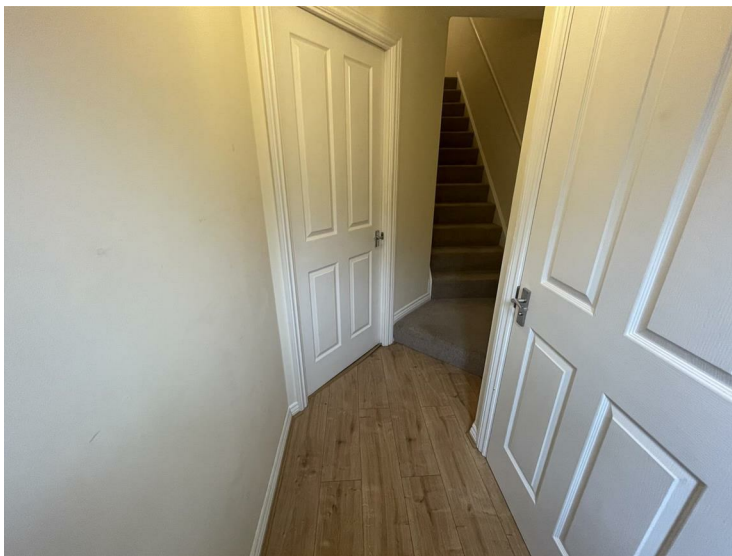
Within Walking Distance to Train Station and Local Schools

Overview and Approach



A well presented property is available for a long term let and comes with a south facing garden. The property is located on a small walkway on the Wavers Marston Estate, Marston Green

Entrance Hallway



With ceiling light point, gas central heated radiator. Doors leading to Downstairs W/C, Living room and stairs to first floor

Living Room

Great size living space. Overlooking the front with ceiling light point, gas central heated radiator and doors to Kitchen Diner

Kitchen/Diner



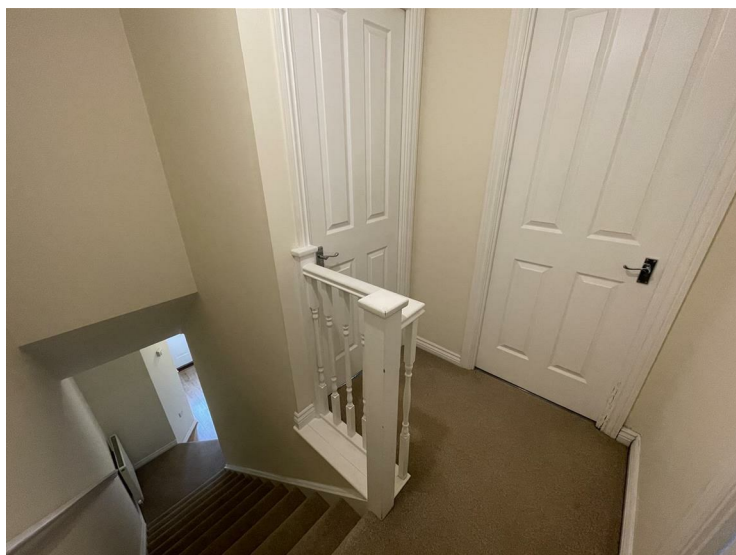
Beautifully presented kitchen diner, matching cupboard and work surface space with built in electric oven and Gas Hob with Extractor Hood. Open space for a Dining Room Table and Chairs with light point and a good sized storage cupboard. With French doors to rear garden.

Downstairs W.C



With toilet, basin and radiator.

Stairs and Hallway



Ceiling light point and gas central heated radiator

Bedroom 1



Good size double bedroom, benefitting from built in storage.

Double Gazed window over looking to front of the property

Bedroom 2



Good Size bedroom,, with built in storage and double glazed window over looking the rear.

Bathroom



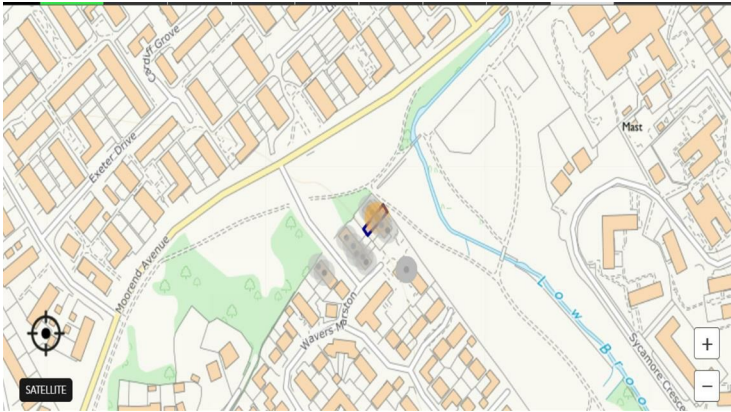
Suite comprises of a panelled bath with shower over, low level wc, pedestal wash hand basin.

Garden



A well maintained south facing garden.

Location



Situated in Marston Green, the property is less than 10 minute walk to local shops and Marston Green Train Station providing transport links to the city centre, Birmingham International Station and London Euston.

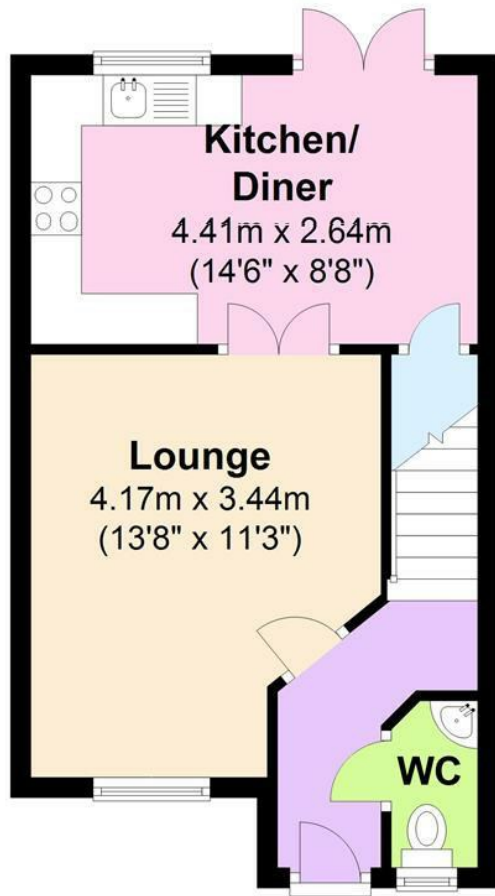
The property is also in close proximity to local schools and bus links to Chelmsley Wood (5 minutes by car), and Solihull town centre.

The property benefits from 1 allocated parking space

Wavers Marston

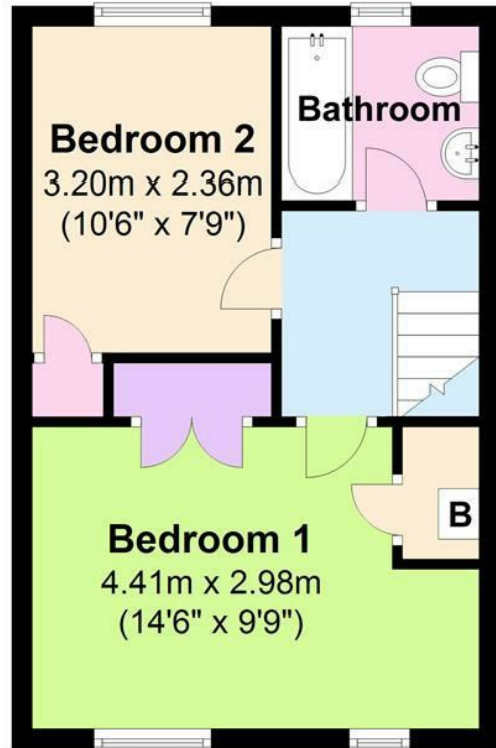
Ground Floor

Approx. 32.3 sq. metres (347.1 sq. feet)



First Floor

Approx. 30.4 sq. metres (327.6 sq. feet)



Total area: approx. 62.7 sq. metres (674.8 sq. feet)



PROPERTY MISDESCRIPTIONS ACT: Ferndown Estates have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	74		91
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	