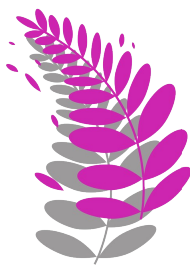


FERNDOWN ESTATES



46 Wavers Marston, Birmingham, , B37 7GS

2 Bed House - Semi-Detached

£900 PCM

📍 Receptions 1

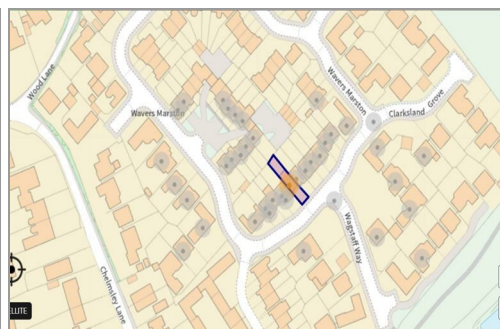
🛏 Bedrooms 2

🚿 Bathrooms 2



- WE DO NOT CHARGE TENANT APPLICATION FEES
- TWO BEDROOM PROPERTY
- DOWNSTAIRS WC AND FAMILY BATHROOM
- DRIVEWAY FOR TWO CARS
- CONSERVATORY

- KITCHEN WITH FITTED COOKER AND HOB
- BUILT IN STORAGE IN BOTH BEDROOMS
- LOW MAINTENANCE REAR GARDEN
- CLOSE TO LOCAL SHOPS, SCHOOLS AND TRANSPORT LINKS
- AVAILABLE FOR LONG TERM LET



Ferndown Estates - Independent Sales / Lettings / Conveyancing / Mortgages

46 Wavers Marston, Birmingham, , B37 7GS

WE DO NOT CHARGE TENANT APPLICATION FEES

Available for **LONG TERM LET**

Presented to a high standard throughout this two bedroom property is located in **MARSTON GREEN** a short distance to the local village shops and train station. In brief the property comprises: Driveway for two cars, two good size bedrooms with built in storage. Family bathroom and downstairs wc. Modern kitchen with fitted electric cooker, four ring gas hob and extractor fan. Living Room with French doors to the conservatory, leading out to rear garden.

Approach



The property is approached via a tarmac driveway with parking for two vehicles, leading to small fore garden with artificial grass and pathway to main entrance door.

Hallway



Ceiling light point, laminate flooring, gas central heating radiator, stairs rising to the first floor and doors leading off to:

Guest WC



Double glazed obscure window to the side, ceiling light point, tiled flooring, gas central heating radiator, low level WC and a pedestal wash hand basin.

Kitchen



Double glazed window over looking the front of the property, two ceiling light points and tiled flooring. Matching wall, drawer and base level units with work surfaces over, incorporating a stainless steel sink unit with drainer and mixer tap over and tiling to all splash back areas. Integrated double oven with gas hob and extractor fan over, space and plumbing for a washing machine, space for a dishwasher and other appliances. The central heating boiler is located here and concealed within a wall unit and there is a breakfast bar with space for two seats.

Lounge



Double glazed window to the rear and uPVC french doors giving access to the conservatory, two gas central heating radiators and a storage cupboard.

Conservatory



Surrounding uPVC double glazed windows and french doors

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giving access to the rear garden, ceiling light point and fan. Laminate flooring, gas central heating radiator and space for a fridge. There is also a sky feed here.

Stairs & Landing



Double glazed window to the side, ceiling light point, loft access and doors leading off too:

Bedroom One



Two double glazed windows overlooking the front, ceiling down lighters, gas central heating radiator, built in double wardrobe and space for a dressing area.

Bedroom Two



Double glazed window overlooking the rear, gas central heating radiator, built in storage cupboard and a single built in wardrobe.

Bathroom



Double glazed obscure window to the rear, ceiling light point

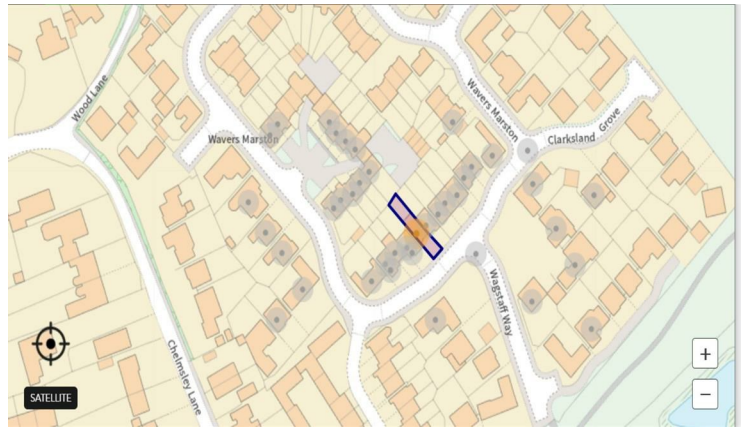
and extraction fan. Walls and floor are fully tiled, gas central heating radiator. Suite comprises of a panelled bath with mains shower over, low level WC, wash hand basin with vanity unit under.

Garden



Newly landscaped block paved patio with outside light, raised area with artificial grass and a further raised patio area to the rear.

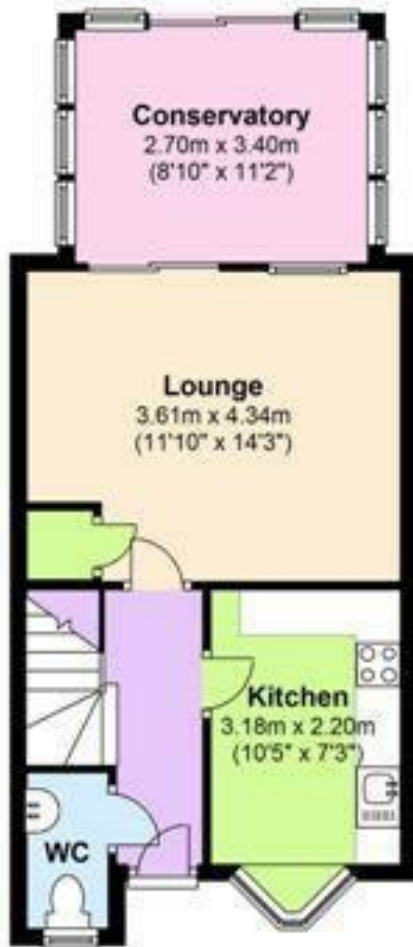
Overview



46 Wavers Marston, Marston Green, Birmingham, B37 7GS

Ground Floor

Approx. 39.2 sq. metres (422.2 sq. feet)



First Floor

Approx. 28.6 sq. metres (307.8 sq. feet)

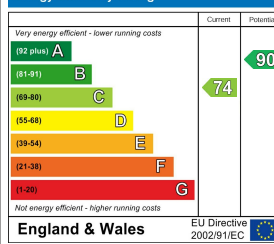


Total area: approx. 67.8 sq. metres (730.0 sq. feet)



PROPERTY MISEDSCRIPTIONS 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 (CO₂) Rating

