



5 CARDIFF GROVE, BIRMINGHAM, B37 5EY OFFERS IN REGION OF £275,000









New to the market, this 3-bedroom property is one to be seen situated in Marston Green close to local schools' shops, and transport links with Marston Green train station a short walk and Birmingham Airport a short drive away.

Call to arrange a viewing

### **Ground Floor**

#### **Entrance Hall**

Entering via Double glazed entrance door, fitted laminate flooring, radiator, stairs leading to first floor and doors to:

#### Kitchen

2.93m (9'7") max x 2.42m (7'11")

Fitted with a matching base and eye level units with worktop space over integrated oven and gas hob, 1+1/2 bowl stainless steel sink with single drainer and mixer tap, uPVC double glazed window to front.

#### wc

Fitted with two-piece suite comprising, wash hand basin and low-level WC.



# Garage

Lounge

4.18m (13'9") x 3.67m (12'1")

various power points.

Attached single garage with driveway in front.

Laminate flooring throughout, UPVC double glazed box window to rear with double glazed French doors Storage cupboard under stairs, double radiator, and



#### Outside space

Enclosed rear garden mainly laid with lawn with various plants and a paved patio area.



# **First Floor**

### Landing

Storage cupboard, door.

# **Bedroom 1**

3.67m (12'1") x 2.72m (8'11") plus 1.08m (3'6") x 1.08m (3'6")

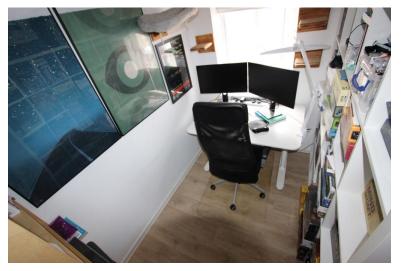
UPVC double glazed window to rear, door to:



#### Bedroom 2

3.54m (11'7") x 1.65m (5'5")

UPVC double glazed window to front, door to:



# **Bedroom 3**

2.26m (7'5") x 1.92m (6'4") plus 0.21m (0'8") x 0.21m

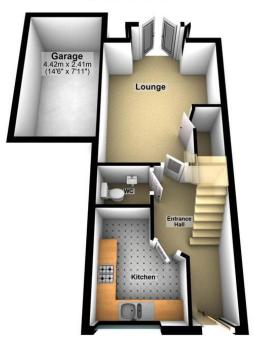
UPVC double glazed window to front, door to:



### **Bathroom**

Fitted with three-piece suite comprising of a bath with shower over, wash hand basin and low-level WC, heated towel rail, ceramic tiling to walls.

**Ground Floor** 



First Floor

