



**Black and White**  
CLEARLY A BETTER SERVICE

102, ELMDON LANE, MARSTON GREEN, BIRMINGHAM, B37 7EG  
OFFERS OVER £440,000





Black and White are pleased to offer this beautifully presented & spacious three-bedroom detached home in a desirable location of Elmdon Lane, which benefits from having a driveway with parking for a minimum of 3 cars & tandem garage with utility room and guest W-C, within walking distance to local shops and schools and transport links.

#### **Ground Floor**

##### **Porch**

Double Glazed windows to front, Double Glazed door.



##### **Entrance Hall**

Two Double Glazed windows to front, Storage cupboard under the stairs, radiator, stairs, doors to:

##### **Reception Room**

3.94m (12'11") max x 3.18m (10'5")  
Fitted carpet, UPVC double glazed bay window to front, fitted coal effect gas fire, radiator.



### Lounge

5.52m (18'1") x 4.09m (13'5")

Fitted Carpet, this lounge boasts plenty of space, open fire fireplace with wood burner stove with glass door Large Window and door to rear,

### Conservatory

Half brick and uPVC double glazed construction with polycarbonate roof, and Double-Glazed windows, electric heating, and ceramic tiled flooring



### Kitchen

5.52m (18'1") x 1.33m (4'4")

Fitted with a matching base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with single drainer, plumbing for dishwasher, space for fridge, built-in eye level fan assisted double oven, built-in five ring gas hob, Door to:



### Pantry

1.33m (4'4") x 1.23m (4')

Window to front, shelving.



### Garage

Attached brick built tandem garage with power and light connected with access to the rear garden.

### Storage

Storage cupboard



## WC

UPVC Window to rear, fitted with low-level WC.

## Utility Area

3.75m (12'4") x 2.18m (7'2")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel catering sink unit with single drainer, plumbing for washing machine, two uPVC double glazed windows to side, double radiator.



## First Floor

### Hallway

Fitted Carpet, doors to:



### Shower Room

Fitted with shower cubicle with fitted gas combi shower and pedestal wash hand basin tiled surround, uPVC double glazed window to front, heated towel rail, and double radiator.

### Bedroom 1

4.01m (13'2") max x 3.18m (10'5")

Fitted Carpet, UPVC double glazed bay window to front, five Built in wardrobes, radiator, and various Power Points.



### Bedroom 2

3.36m (11') x 3.18m (10'5")

Fitted Carpet, built in sliding Wardrobes, uPVC double glazed patio door leading to balcony area boasting a beautiful view of the extensive rear garden.



### Bedroom 3

3.35m (11') x 2.37m (7'9")

Fitted Carpet, UPVC double glazed window to rear, radiator, Walk in Wardrobe with stained glass window to the front, and various Power Points

### WC

Fitted with a low-level WC, UPVC double glazed window to rear, radiator.



### OUTSIDE:

To the front of the property there is a Patrick granet stone driveway with parking space for three cars enclosed with various plants and shrubs.



Large rear garden with a variety of plants, trees and shrubs with a courtyard area and large lawn, Greenhouse/shed and Upvc Summer room perfect for entertaining or relaxing with power and wifi/broadband connection.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		