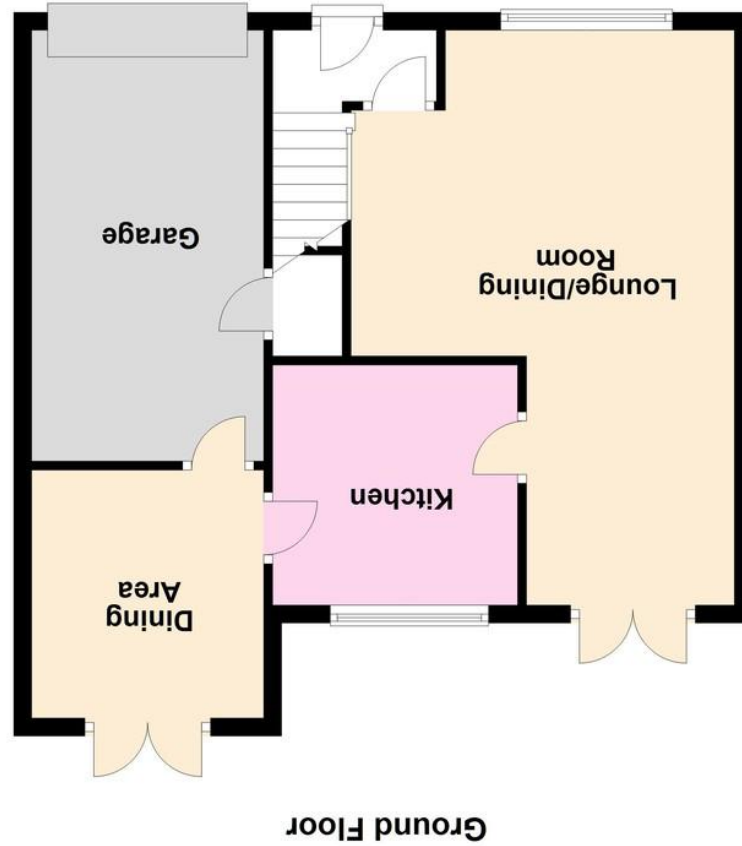
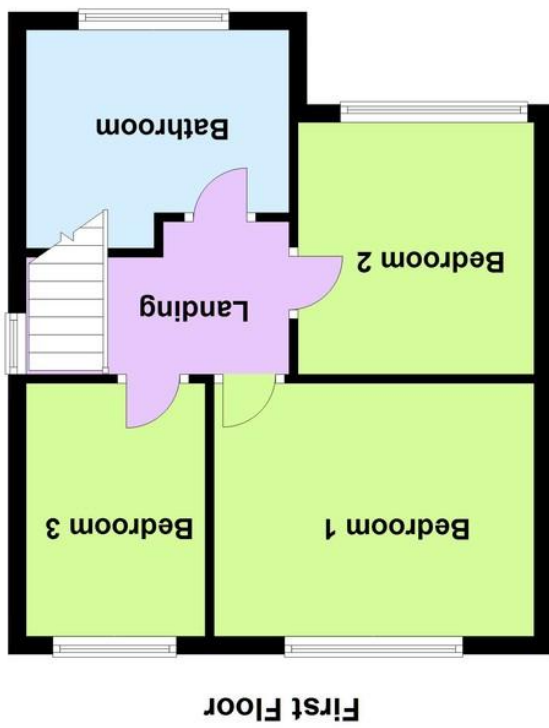


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

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 Plan produced using PlanUp.



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyor.

Castle Bromwich | 0121 241 1100



- EXTENDED THREE BEDROOM SEMI-DETACHED HOME
- MODERN STYLE BATHROOM
- DUAL ASPECT LOUNGE DINER
- PARKING FOR MULTIPLE VEHICLES
- SOUGHT AFTER CUL DE SAC

The Greenway, Marston Green ,
 Birmingham, B37 7DW

Offers Over £290,000



Property Description

The Greenway is an extended three bedroom semi detached property on one of the most sought after cul de sacs in Marston Green, the property is very well presented and comprises of driveway for multiple vehicles, modern style bathroom, dual aspect lounge dining area and extended dining room. The Greenway is situated 0.2 mile from Marston Green Primary school, Grace Academy is 0.9 mile, Birmingham Airport is 2.8 mile away. This property needs to be viewed to be fully appreciated.

Driveway for multiple vehicles leading to garage, lawned area and door into:-

HALL With stairs to first floor landing and door to:-

LOUNGE/DINER 23' 6" x 14' 4" max 7' 1" min (7.16m x 4.37m max 2.16m min) With double glazed window to front, double glazed French doors to rear, ceiling fan, two radiator and window blind.

KITCHEN 9' 3" x 8' 1" (2.82m x 2.46m) With double glazed window to rear, door to extended dining room, hob, oven, selection of wall and base units, laminate flooring, half tiled walls, space for washing machine and dishwasher.

DINING ROOM 9' 1" x 8' 6" (2.77m x 2.59m) Having double glazed French doors to the rear, tiled floor, radiator and door to garage.

GARAGE 16' 5" x 8' 6" (5m x 2.59m) With up and over door and having a selection of kitchen units creating storage areas and storage cupboard. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

LANDING With doors to all bedrooms and bathroom.

BEDROOM ONE 10' 4" x 8' 6" (3.15m x 2.59m) With double glazed window to rear, radiator, ceiling fan and window blind.

BEDROOM TWO 10' 4" x 9' 7" (3.15m x 2.92m) With double glazed window to front, ceiling fan, radiator and window blind.



BEDROOM THREE 8' 8" x 6' 6" (2.64m x 1.98m) max With double glazed window to rear, radiator and blind.

BATHROOM A very well presented modern style bathroom with art deco floor tiles, mosaic and ceramic tiled walls, mirrored cabinet including lights and bluetooth speaker, heated towel rail, mixer shower, vanity unit and sink.

REAR GARDEN Having lawned area, slabbed patio area, shed and tree and fenced boundaries.

Council Tax Band C Solihull Metropolitan Borough Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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