



Black and White
CLEARLY A BETTER SERVICE

24 CANTERBURY DRIVE, BIRMINGHAM, B37 7DP
ASKING PRICE OF £320,000





Great family home in a great location!

The first floor comprises of three bedrooms and a family bathroom

Outside there is a driveway and garage to the front and lovely garden to the rear.

Located in Marston Green Village just off Elmdon Lane it's a central location close to schools, shops, amenities, and major transport links.

Ground Floor

Porch

UPVC Window, uPVC double glazed windows to front, uPVC double glazed entrance door to.



Lounge

7.49m (24'7") x 3.50m (11'6")

Two Upvc double glazed windows to rear, Storage cupboard under the stairs, double radiator, stairs leading to first floor, uPVC double glazed French door to rear, door to:



Kitchen

3.49m (11'6") x 3.28m (10'9")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, eye level double oven, built-in four ring gas hob, uPVC double glazed window to rear, double radiator, uPVC double glazed side door, door to:

Storage

Garage separation to allow for a storage room or potential utility area. Door to:

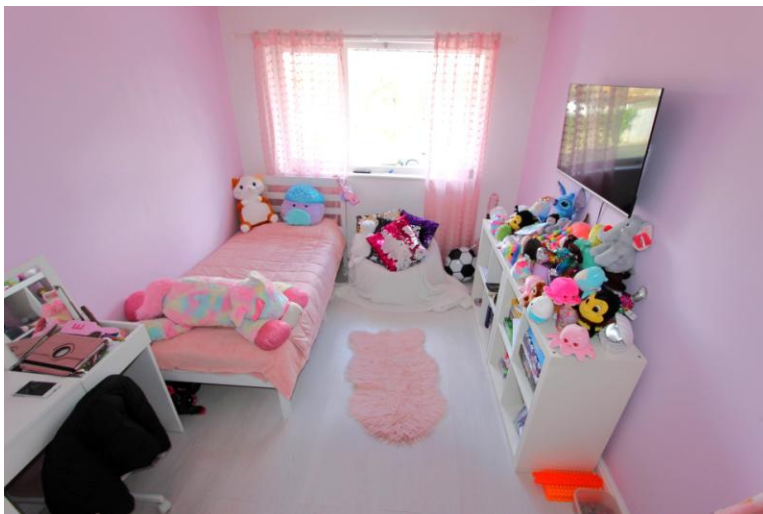


Garage

Partitioned Attached garage with up and over door allowing for a storage area .

First Floor Landing

Fitted Carpet, UPVC double glazed window to front.



Bedroom 1

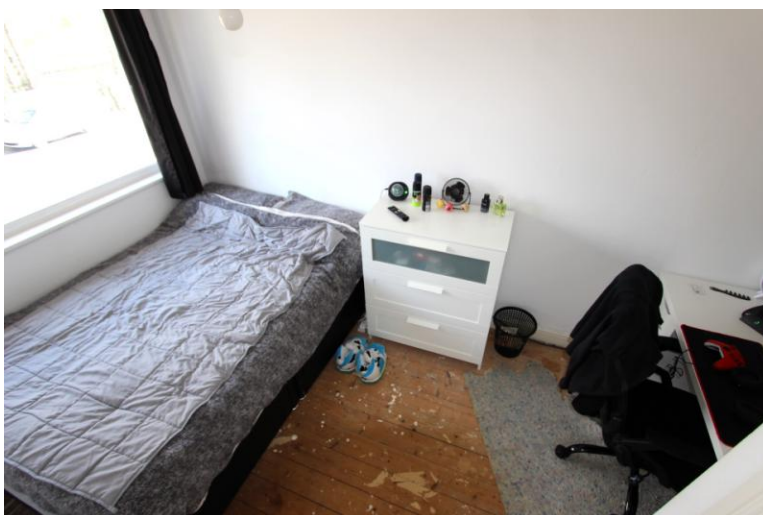
3.48m (11'5") x 2.99m (9'10") plus 0.04m (0'2") x 0.04m (0'2")

Fitted carpet, UPVC double glazed window to rear, double radiator and various power points.

Bedroom 2

3.76m (12'4") x 2.67m (8'9") plus 0.10m (0'4") x 0.10m (0'4")

Fitted laminate flooring, UPVC double glazed window to the front, double radiator and various power points.



Bedroom 3

3.67m (12') max x 2.22m (7'3") plus 0.12m (0'5") x 0.12m (0'5")

UPVC double glazed window to Front, double radiator and various power points.



Store Room

Fitted carpet, UPVC double glazed window to rear, door to:

Bathroom

Fitted with four suite comprising bath, wash hand basin, shower cubicle with fitted electric shower and low-level WC, uPVC double glazed window to rear, Storage cupboard and double radiator.



OUTSIDE: Double width block paved driveway to the front with parking space two. Enclosed rear garden, with raised lawn area, paved patio seating area.

