



**Black and White**  
CLEARLY A BETTER SERVICE

46 DIGBY DRIVE, MARSTON GREEN , BIRMINGHAM, B37 7DU  
£310,000





This modern 3-bedroom family home is set in a peaceful cul-de-sac close to village amenities, trains, airport, major road links and with local schools to hand. The property briefly comprises of 3 nice size bedrooms, family shower room, downstairs WC, Kitchen, large lounge, extensive private gardens, driveway and garage. A beautifully presented home, ready to move straight in.

#### **Ground Floor**

##### **Porch**

UPVC Window to front, Storage cupboard, uPVC double glazed entrance door, door to:

##### **Entrance Hall**

Fitted with Laminate flooring Radiator, stairs, door to:

##### **Lounge**

7.28m (23'11") x 4.25m (13'11")

Fitted Laminate flooring throughout, UPVC double glazed windows to rear, uPVC double glazed bow window to front, Chimney Breast, double radiator, uPVC double glazed French doors leading to the rear garden.





### **Kitchen**

4.93m (16'2") x 2.39m (7'10")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with single drainer and mixer tap, UPVC double glazed window to rear, radiator, uPVC double glazed door leading to the rear garden.

### **WC**

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



### **Garage**

Attached single garage with double door.

### **First Floor**

#### **Landing**

Fitted carpet, Upvc window to the side, doors to



#### **Bedroom 1**

3.54m (11'7") x 2.79m (9'2")

Fitted carpet, UPVC double glazed window to front, radiator and various Power Points.

#### **Bedroom 2**

3.32m (10'11") x 2.80m (9'2") plus 0.26m (0'10") x 0.26m (0'10")

Fitted Carpet, UPVC double glazed window to rear, radiator and various Power Points.



#### **Bedroom 3**

2.53m (8'4") x 2.15m (7'1")

Fitted Laminate flooring, UPVC double glazed window to front, Storage cupboard, radiator and various Power points.



**Bathroom**

Fitted with three-piece suite comprising vanity wash hand basin, shower area with fitted shower and glass screen and low-level WC with hidden cistern, uPVC double glazed window to rear, heated towel rail, radiator.

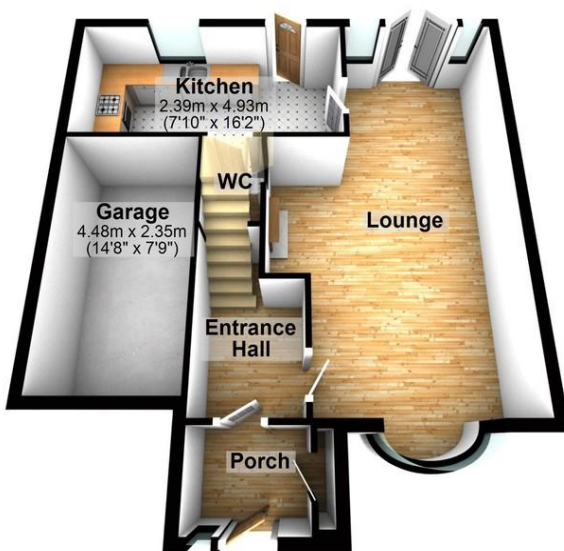
**OUTSIDE:**

Double width gravel driveway to the front leading to garage and providing parking space for four cars.



Enclosed established rear garden with various plants, shrubs and trees large, paved patio area overlooking the garden.

**Ground Floor**



**First Floor**

