



**Black and White**  
CLEARLY A BETTER SERVICE

NORWICH CROFT, MARSTON GREEN, BIRMINGHAM, B37 5PR

£175,000







A delightful 3-bedroom family home in Marston Green, offering comfortable living spaces and modern amenities. This property comprises of a porch, lounge, kitchen/dining room, three bedrooms, Family Bathroom and downstairs WC with enclosed rear garden and a convenient location, this home provides an ideal setting for family living.

Situated in the desirable area of Marston Green, this property benefits from excellent transport links, schools, and local amenities. With easy access to major road networks and public transport, commuting to Birmingham city centre and surrounding areas is convenient for residents.

Ground Floor:

**Porch:**

Entering via a uPVC double glazed entrance door there are two storage cupboards housing utility meters and entrance door to

**Hallway**

Radiator, stairs, and access to the kitchen/dining room, with a door leading to the WC.



### **WC**

Featuring a two-piece suite comprising a wash hand basin and a low-level WC.

### **Kitchen/Dining Room**

(4.64m x 3.01m)

Spacious and well-equipped, featuring a range of base and eye level units, stainless steel sink, and uPVC double glazed window to the front and ample space for a dining table.

### **Lounge**

(4.85m x 3.05m)

Bright and airy, with two full-height uPVC double glazed windows to the rear, providing ample natural light and access to the patio area via a uPVC double glazed patio door.



### **First Floor:**

#### **Landing**

Fitted carpet and doors leading to the bedrooms and bathroom.



#### **Bedroom 1**

(3.72m x 3.01m)

Generously sized with a UPVC double glazed window to the front and radiator.

#### **Bedroom 2**

(3.95m x 3.01m)

Comfortable double bedroom with a UPVC double glazed window to the rear and radiator.



#### **Bedroom 3**

(2.04m x 1.88m)

Perfect as a child's room or home office, featuring a UPVC double glazed window to the rear and radiator.

#### **Bathroom**

Well-appointed with a three-piece suite comprising a bath, wash hand basin, and low-level WC, complemented by tiled splashbacks and storage cupboard.





**Outside Space:**

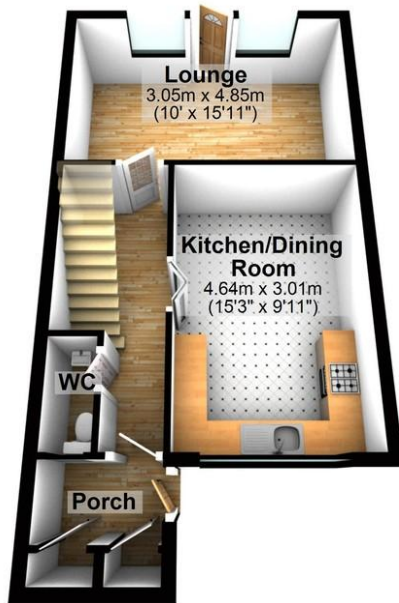
**Rear Garden**

Enclosed with a paved patio area and brick-built shed, providing a perfect space for outdoor relaxation and entertaining.

Front Garden: Block paved front garden enclosed with a decorative brick wall adding to the property's charm.



**Ground Floor**



**First Floor**

