

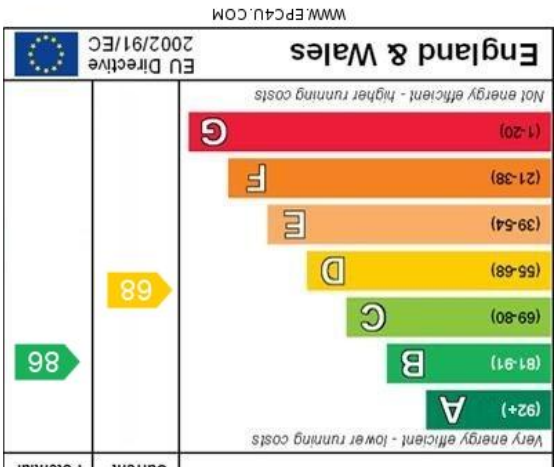
NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



Walmley | 0121 313 1991



- A WELL PRESENTED MODERN DETACHED HOUSE
- SPACIOUS THROUGH LOUNGE DINING ROOM
- CONSERVATORY
- FITTED KITCHEN
- THREE BEDROOMS * BATHROOM
- DETACHED GARAGE



5 Marshbrook Close, Pye Hayes, Birmingham, B24 0NT

Offers In Excess Of
£260,000



Property Description

We are delighted to present this modern style detached property, situated in a cul-location. This home is in good condition and offers a comfortable and inviting living space.

As you enter the property, you will find an enclosed porch and welcoming reception hallway. The through lounge/dining is perfect for relaxing and entertaining guests. The modern kitchen/diner provides ample space for entertaining and the conservatory is ideal as an extra reception room.

This lovely home boasts three well-proportioned bedrooms, offering a peaceful retreat for a growing family or individuals in need of extra space. The bathroom is conveniently located and features all the necessary comforts.

Located in a fantastic area, this property benefits from excellent public transport links, making commuting to nearby cities a breeze. Families will appreciate the close proximity to reputable schools, ensuring a quality education for their children. Local amenities such as shops, restaurants, and cafes are also within easy reach, allowing for a convenient life.

Outside to the front the property occupies a pleasant position on the cul de sac and at back behind a low maintenance fore garden, driveway providing ample off road parking with access to the garage.

ENCLOSED PORCH being approached by a double glazed entrance door with matching side screens with wall light points, glazed door leading through to reception room.

RECEPTION HALLWAY Having staircase with balustrade off to first floor accommodation, radiator and door leading through to lounge/dining room.

THROUGH LOUNGE/DINING ROOM Lounge Area:14' 3" x 12' 4" (4.34m x 3.76m) Having walk in double glazed bay window to front, two radiators, fireplace with surround and hearth, fitted with electric fire, useful built in under stairs storage cupboard. Dining Area: 9' 0" x 7' 9" (2.74m x 2.36m) With door off to kitchen, radiator and double glazed sliding patio door leading through to conservatory.

CONSERVATORY 9' 9" x 7' 7" (2.97m x 2.31m) Being of part brick construction, with double glazed windows to side and rear elevation, double glazed French doors giving access out to rear garden, radiator.

KITCHEN having a matching range of wall and base units with worktop surfaces over, incorporating stainless steel sink unit with side drainer and mixer tap, with tiled splash back surrounds, fitted electric hob with extractor set in canopy above, electric cooker beneath, space and plumbing for washing machine, space for fridge and further appliance, tiled floor, radiator, cupboard housing gas central heating boiler and double glazed window to rear elevation.

LANDING Approached by a staircase flowing from reception hallway, access to loft, doors off to bedrooms and bathroom, opaque double glazed window to side elevation.

BEDROOM ONE 12' 4" x 8' 0" (3.76m x 2.44m) Having a range of fitted bedroom furniture, comprising two double wardrobes, two bedside cabinets, chest of drawers with double glazed window to front elevation, radiator, useful built in over stairs storage cupboard.

BEDROOM TWO 9' 4" x 7' 3" (2.84m x 2.21m) Having double glazed window to rear, radiator.

BEDROOM THREE 9' 2" x 8' 2" (2.79m x 2.49m) Having built in wardrobes, radiator and double glazed window to rear elevation.

OUTSIDE To the rear there is a low maintenance, enclosed rear garden with full width paved patio with steps down to low maintenance shingle fore garden with shrubs and trees and pathway with pedestrian access door to garage and fencing to perimeter and gated access to front.

DETACHED GARAGE 16' 5" x 8' 7" (5m x 2.62m) Having up and over door to front, light and power and pedestrian access door to rear garden.(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice likely availability for EE, Three, O2 & Vodafone and data likely availability for EE, Three & Vodafone limited availability for O2

Broadband coverage -

Broadband Type = Standard Highest available download speed 4 Mbps. Highest available upload speed 0.6 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 100 years remaining. Service Charge is currently running at N/A and is reviewed N/A. The Ground Rent is currently running at N/A and is reviewed N/A. 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 Solicitors or Surveyor. Please note that all measurements are approximate.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