



Wavers Marston, BIRMINGHAM





### Property Description

Burchell Edwards are delighted to present this stunning semi-detached family home, ideal for many types of buyers.

As you move through the property, you are greeted by bright and spacious rooms throughout with two reception rooms, kitchen, and downstairs W/C downstairs and three good size bedrooms and family bathroom upstairs.

The rear garden is well landscaped with plenty of space to enjoy during those warmer days. To the front you have a large driveway with front lawn offering plenty of kerb appeal

This Family home is available with no upwards chain so you will be able to move in, in no time.

Located within minutes of the Marston green, this property offers great access to local amenities, public transport links and plenty of local schooling.

### Entrance Hallway

Door to front elevation, central heating radiator, tiled flooring and stairs to first floor accommodation.

### Lounge

14' 8" x 12' 4" max ( 4.47m x 3.76m max )  
Double glazed window to front elevation, two central heating radiators, laminate flooring and electric fire place.

### Dining Room

10' 7" x 8' ( 3.23m x 2.44m )  
Double glazed patio doors to rear elevation, laminate flooring, central heating radiator and storage cupboard.

### Kitchen

10' 6" x 7' 7" ( 3.20m x 2.31m )  
Double glazed window and door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven, tiling to splash prone areas, dishwasher, washing machine, tiled flooring and central heating boiler housed.



## Landing

Double glazed window to side elevation, loft access, spotlights, carpet and airing cupboard.

## Bedroom One

12' x 9' into door recess ( 3.66m x 2.74m into door recess )

Double glazed window to front elevation, central heating radiator and carpet.

## Bedroom Two

11' 7" plus wardrobes x 9' 6" into door recess ( 3.53m plus wardrobes x 2.90m into door recess )

Double glazed window to rear elevation, central heating radiator, carpet and fitted wardrobes.

## Bedroom Three

8' 10" max x 7' 4" ( 2.69m max x 2.24m )

Double glazed window to front elevation, central heating radiator, carpet and storage cupboard.

## Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, shower over bath and laminate flooring.

## Ground Floor W.C

Double glazed window to front elevation, W.C, wash hand basin, central heating radiator, tiled flooring.

## Front Garden

Driveway providing off road parking, laid to lawn, shrubs, plants and side access to rear.

## Rear Garden

Decked area, laid to lawn, two storage sheds, shrubs and plants.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

**T 0121 749 7888**  
**E [castlebromwich@burchelledwards.co.uk](mailto:castlebromwich@burchelledwards.co.uk)**

2-4 Hurst Lane  
 BIRMINGHAM B34 7HR

EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/CBW210796](http://burchelledwards.co.uk/Property/CBW210796)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: CBW210796 - 0007