



Marlene Croft  
Birmingham





### Property Description

Three-bedroom end of terrace situated in a popular part of Chelmsley Wood, Birmingham. This family home is spacious throughout and would be an ideal purchase for first time buyers, families or landlords.

Situated in a convenient residential location having access to local amenities such as shops, schools and parks, it is near Marston Green Train Station and offers good travel links to Solihull, Birmingham and the M42. The property also has a great local bus route offering easy access to many local towns.

We believe this property is of non-standard construction, a non-standard construction property is very common, with plenty of mortgage lenders giving access to mortgages for these properties. We have financial experts within branch that can help advise on this or alternatively make enquiries regarding the suitability of the property and satisfy themselves with any regard to mortgage provision and other associated costs of purchase.

### Entrance Hallway

Double glazed door to front elevation, central heating radiator, stairs to first floor accommodation, laminate flooring and storage cupboard.

### Lounge

Double glazed window to front elevation, central heating radiator, electric fire and laminate flooring.

### Kitchen

Double glazed window and patio doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit,

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Double glazed window and patio doors to rear elevation, a range of wall and base units with

work surface over incorporating a sink with drainer unit, washing machine, dishwasher, space for appliances, central heating radiator, laminate flooring, storage cupboard.

### Landing

Loft access via hatch, carpet and storage cupboard.

### Bedroom One

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

### Bedroom Two

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

### Bedroom Three

Double glazed window to rear elevation and carpet.

### Bathroom

Double glazed window to rear elevation, W.C, wash hand basin with vanity unit, bath with shower over, heated towel rail and fully tiled.

### Front Garden

Driveway providing off road parking.

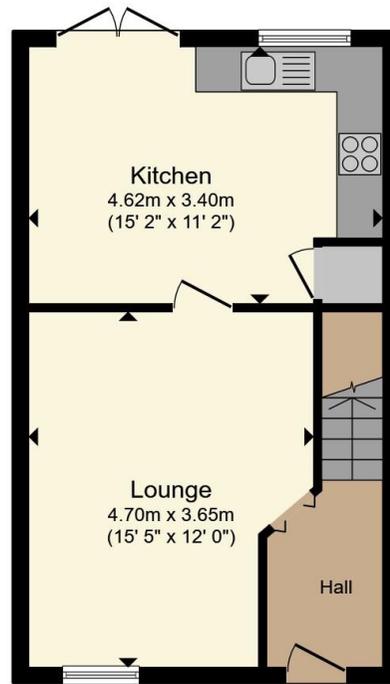
### Rear Garden

Paved patio, laid to lawn, side access to frontage and access to two garages.

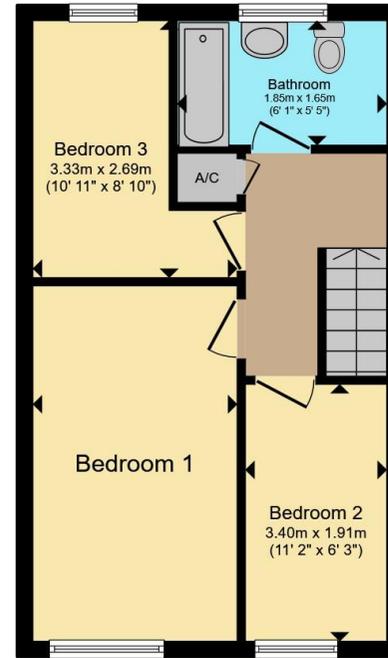








**Ground Floor**



**First Floor**

Total floor area 75.8 m<sup>2</sup> (816 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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EPC Rating: C Council Tax  
Band: B

Tenure: Freehold

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