



Connells

Marshmont Way
Birmingham



Property Description

Connells are delighted to present this lovingly looked after 2 bedroom end terraced house in a sought after location for schools, transport links and commuter routes to the City Centre. The home is ideal for first-time buyers along with downsizers and buy-to-let investors alike and viewing is highly recommended to appreciate all this home has to offer. The house has undergone a refurbished modern kitchen and the rear Lounge-Diner is spacious and features french doors to the enclosed rear garden. The first floor boasts two double bedrooms and modern family bathroom. The property occupies a corner plot with driveway and Garage to the side. Accessed via the front porch door the property comprises:

Entrance Porch

With double glazed window to the front, porch door to the side and internal front door to Entrance Hall

Entrance Hall

With stairs to first floor, radiator, archway through to Kitchen and door to Lounge-Diner

Kitchen

9' 8" to units x 6' 4" to units (2.95m to units x 1.93m to units)

Modern fully fitted kitchen with a range of wall and base units with worktops over, electric oven, gas hob with cooker-hood over, space for freestanding fridge-freezer, space and plumbing for both dishwasher and washing machine, splashback tiling and double glazed window to the front

Lounge-Diner

15' 5" x 12' 6" (4.70m x 3.81m)

Spacious room with under stairs storage cupboards, dining area, radiator and double glazed french doors to the garden

First Floor

With stairs from the ground floor and doors to:

Bedroom One

10' 6" x 9' 7" to wardrobes (3.20m x 2.92m to wardrobes)

With radiator, fitted wardrobes and double glazed window to the rear

Bedroom Two

9' 1" x 7' 11" to wardrobes (2.77m x 2.41m to wardrobes)

With radiator, fitted wardrobes, loft hatch and double glazed window to the front

Bathroom

Partially tiled suite comprising bath with mixer taps, rainfall and handheld shower over, low level WC, wash hand basin with storage under, heated towel rail radiator and double glazed window

Outside

Front

To the front is a laid to lawn area, pathway to the front door and established plants and shrubs. To the side is a driveway providing off-road parking for several vehicles and access to the Garage.

Rear

To the rear is a fully enclosed garden with laid to lawn, patio area, outside tap and side gate.

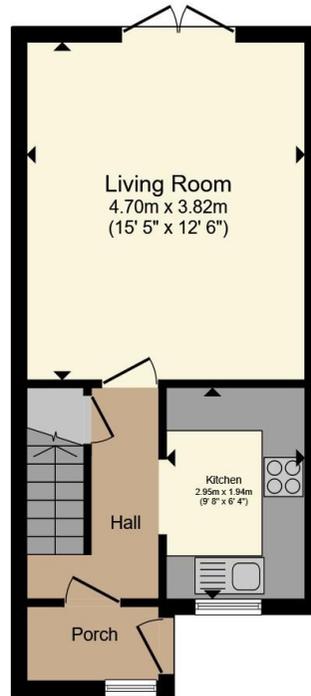
Garage

With up and over door to the front, pedestrian door to the side providing access to the garden and electrical power and lighting

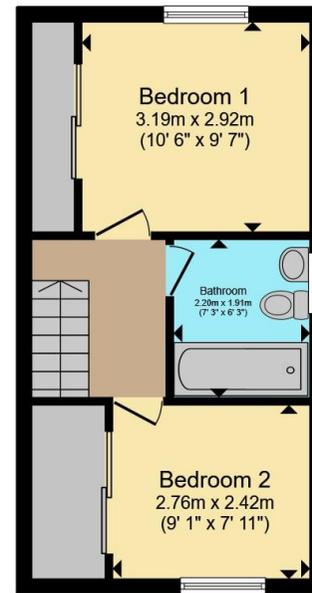








Ground Floor



First Floor

Total floor area 62.3 m² (671 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



To view this property please contact Connells on

T 0121 354 4481
E suttoncoldfield@connells.co.uk

4/6 High Street
 SUTTON COLDFIELD B72 1XA

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SCO311242



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.

Connells Residential 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.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SCO311242 - 0002