



Marsh Lane, Birmingham

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## Property Description

Situated on the ever-popular Marsh Lane, this well-presented three-bedroom mid-terraced home offers generous living space and a practical layout, making it an ideal purchase for first-time buyers, growing families or investors alike. The property benefits from a traditional design with modern touches throughout, positioned within easy reach of Erdington High Street, local schools and excellent transport links into Birmingham City Centre.

Upon entry, the property opens into a welcoming hallway leading through to a well-proportioned lounge positioned to the front aspect, offering a comfortable and inviting living space. To the rear, the home opens into a spacious kitchen/dining room, forming the heart of the property. This area provides ample room for both cooking and entertaining, with access directly out to the rear garden, creating a natural flow between indoor and outdoor living.

To the first floor, the property offers three bedrooms, including two well-sized doubles and a third bedroom suitable for a child's room, home office or dressing space. These are served by a modern shower room located off the landing, completing a layout that is both functional and well-balanced for everyday living.

Externally, the property benefits from a generous rear garden, mainly laid to lawn with patio space, ideal for outdoor seating and family use. Marsh Lane itself is a well-established residential location with excellent links and amenities

## Lounge

Comfortable front reception room with space for living furniture.

## Kitchen/Dining Room

Spacious open-plan kitchen/diner with a range of units, work surfaces and ample space for dining, with access to the rear garden.

## Hallway

Providing access to all ground floor accommodation and stairs to first floor.

## Bedroom One

Double bedroom to the front aspect.

## Bedroom Two

Second double bedroom overlooking the rear garden.

## Bedroom Three

Third bedroom suitable as a single room, office or nursery.

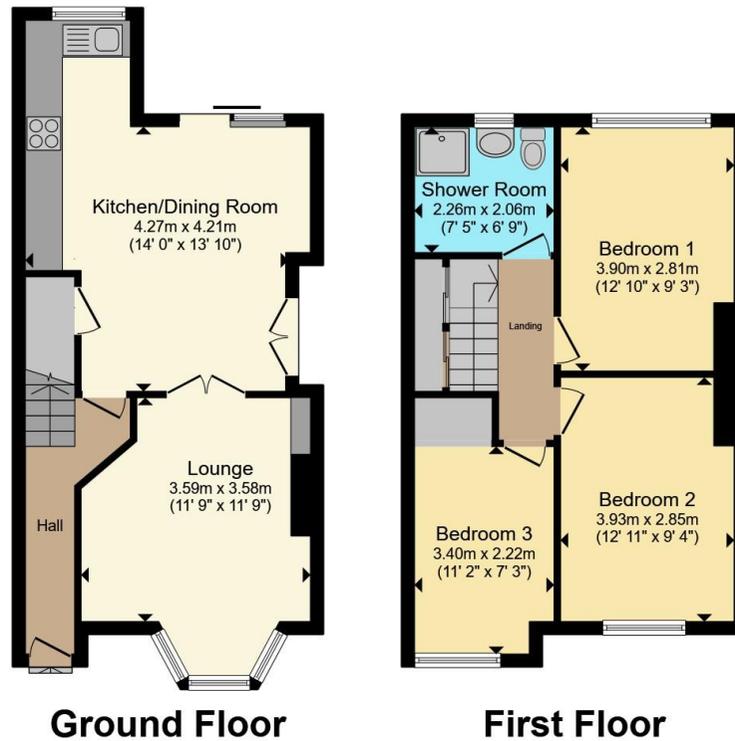
## Shower Room

Modern fitted shower room comprising shower, wash hand basin and W.C.









Total floor area 84.3 m<sup>2</sup> (907 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: A

Tenure: Freehold

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