A SIMPLY BEAUTIFUL PROPERTY IN SOUGHT AFTER LOCATION! This THREE BEDROOM DETACHED RESIDENCE is situated within the popular village of MARSTON GREEN and offers GREAT FAMILY ACCOMMODATION. Lounge, Dining Room, DOWNSTAIRS WC, Parking for 2 Cars, Detached GARAGE, CALL FERNDOWN ESTATES TODAY FOR A VIEWING.
Approach
The property is approached via driveway with lawned area to side, pathway leading to canopy porch, security light, gated access to rear and door to -

Hallway
Having laminate flooring on entrance, ceiling light point and coving, gas central heating radiator, stairs rising to first floor, doors leading to:

Downstairs WC
Double glazed obscure window to the front, ceiling light point and coving, walls are partly tiled, low flush WC, wall mounted wash hand basin, gas central heating radiator.

Lounge
Double glazed bow window to the front, two ceiling light point and coving, two gas central heating radiators, featured fireplace with gas fire, two wall lights, laminate flooring.

Dining Room
Having double glazed patio doors to rear garden, ceiling light point and coving, gas central heating radiator, laminate flooring.
**9 Rotherby Grove, Birmingham, West Midlands, B37 7XL**

**Kitchen**

Having double glazed window to rear, door to side, kitchen comprising of a range of wall, drawer and base units with oak work surfaces, Belfast sink, integrated oven, hob and extractor above, integrated fridge/freezer, dishwasher and washing machine, ceiling light point, laminate flooring, walls partly tiled.

**Landing**

Ceiling light point and coving, loft access, airing cupboard which is housing the combi boiler.

**Bedroom One**

Having two double glazed windows to front, built in wardrobes with mirrored sliding doors, gas central heating radiator, ceiling light point and coving.

**Bedroom Two**

Having double glazed window to rear, gas central heating radiator, ceiling light point and coving, wooden flooring

**Bedroom Three**

Having double glazed window to rear, gas central heating radiator, ceiling light point and coving, wooden flooring
Family Bathroom

Having double glazed window to side, paneled bath with shower over, pedestal wash hand basin, low flush wc, ceramic tiled flooring, ceiling spotlights and gas central heating radiator. Extractor fan.

Garden

Having paved patio area with decked area, floral borders, gated side access and outside tap. Security light.

Garage

Having up and over door, power and lighting.
PROPERTY MISDESCRIPTIONS ACT: Ferndown Estates have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.