



32 Hamar Way, Birmingham, West Midlands, B37 7RZ

1 Bed Maisonette

£575

📍 Receptions 1 🛏 Bedrooms 1 🚿 Bathrooms 1



- VIRTUAL WALKTHROUGH TO FOLLOW SOON
- WE DO NOT CHARGE TENANCY FEES
- **ONE BEDROOM GROUND FLOOR FLAT WITH PARKING AVAILABLE TO FRONT**
- OPEN PLAN KITCHEN/LIVING ROOM
- DOUBLE BEDROOM
- SPACIOUS BATHROOM

- IN WALKING DISTANCE TO MARSTON GREEN TRAIN STATION - TRAIN GETS YOU INTO BIRMINGHAM CITY CENTRE WITHIN 5/6 MINUTES
- IN WALKING DISTANCE TO LOCAL SHOPPING CENTRE, AMENITIES AND BUS ROUTES
- AVAILABLE FOR LONG TERM LET
- NONE SMOKERS, NO PETS



****VIRTUAL WALK THROUGH TO FOLLOW SOON****

WE DO NOT CHARGE TENANCY FEES

****One Bedroom Ground Floor Flat with parking available to front****

Open plan kitchen/living area

Double Bedroom

Spacious Bathroom

In walking distance to Marston Green train station - train takes you directly to the City Centre in approximately 5-6 minutes.

Walking distance to local shopping centre, amenities and bus routes.

****Perfect location if looking to commute to the Birmingham City Centre****

Available for long term let

None smokers, no pets

Approach



This well appointed one bedroom ground floor maisonette is situated in a block of maisonettes just off Hamar Way in Marston Green. To the front of the block of properties is allocated and visitors parking spaces and their own small fore garden. Each of the maisonettes come with their own external storage cupboard which houses utilities and access to the property is via a covered canopy through a UPVC front door.

Hallway

The hallway has a ceiling light point and central heating radiator. There are three good sized and useful storage cupboards to the hallway which houses the water tank and fuseboard. A large understairs cupboard can be used for storage.

Bathroom



Bathroom comprises of electric shower over bath. Hand basin and toilet pedestal.

Bedroom



The Bedroom overlooks the front of the property with a ceiling light point and radiator point.

Living Room



Light point to the ceiling, radiator and TV point, Access via an open archway into:

Kitchen

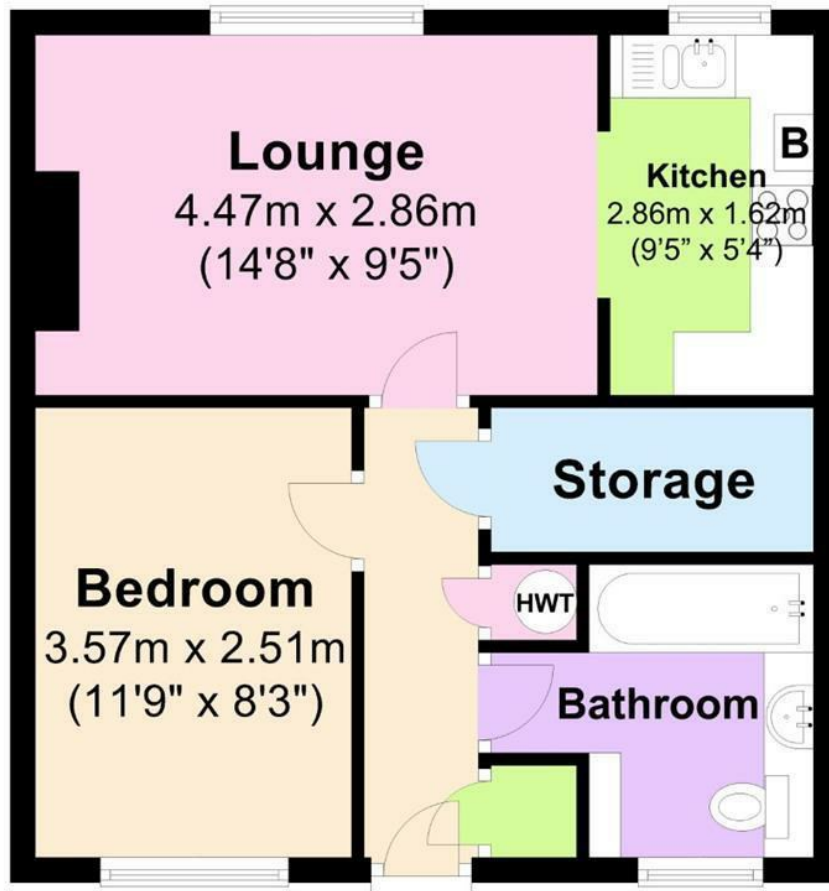


Kitchen has an integrated hob and cooker with spaces available for a freestanding fridge/freezer and washing machine. Boiler located in kitchen area.

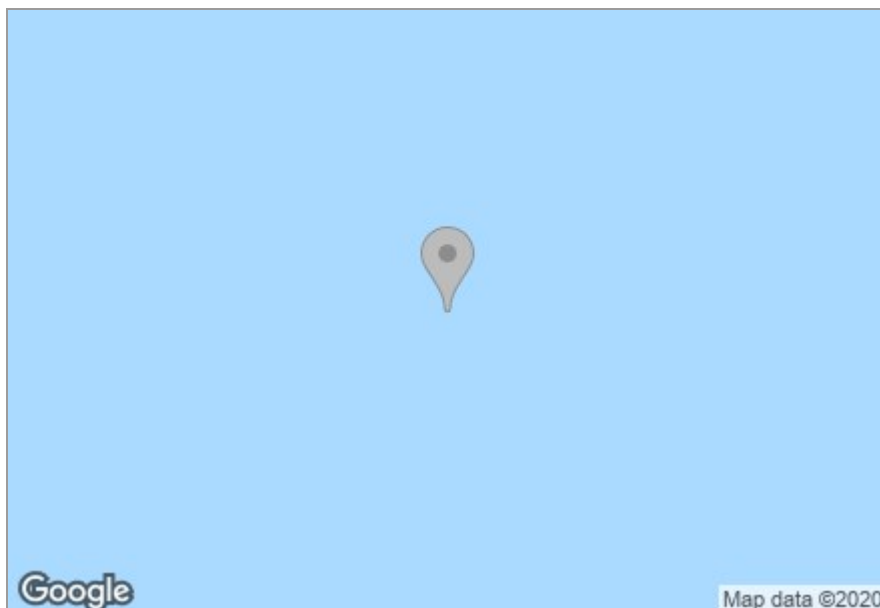
Hamar Way

First Floor

Approx. 40.3 sq. metres (433.8 sq. feet)



Total area: approx. 40.3 sq. metres (433.8 sq. feet)



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.

