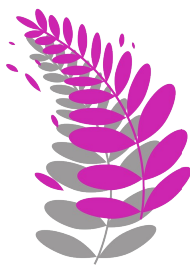


FERNDOWN ESTATES



ARDEN HOUSE HOTEL Maple Leaf Drive, Birmingham, West Midlands, B37 7JB

1 Bed Room

£550 PCM

🔑 Receptions 1

🛏 Bedrooms 1

💧 Bathrooms 1



- INDIVIDUAL ENSUITE ROOM TO LET
- MARSTON GREEN LOCATION
- OFF ROAD PARKING AVAILABLE
- CLOSE TO MAJOR TRANSPORT LINKS
- LOUNGE / DINING ROOM AREAS AVAILABLE

- WITHIN WALKING DISTANCE TO MARSTON GREEN VILLAGE
- ROOMS ARE FULLY FURNISHED WITH TV & INTERNET
- INCLUDES ALL BILLS
- CLOSE TO NEC, GENTING ARENA AND AIRPORT
- CALL TO BOOK VIEWING APPOINTMENT



Ferndown Estates - Independent Sales / Lettings / Conveyancing / Mortgages

ARDEN HOUSE HOTEL Maple Leaf Drive, Birmingham, West Midlands, B37 7JB

****ROOMS AVAILABLE TO LET IN GUEST HOUSE LOCATED IN MARSTON GREEN.****

ALL BILLS INCLUDED AND CAN ACCOMMODATE PARKING TO THE FRONT.

A SHORT WALK / COMMUTE FROM LOCAL TRAIN STATION WITH SHORT JOURNEY TO BIRMINGHAM INTERNATIONAL TRAIN STATION, CITY CENTRE.

ALL ROOMS WITH EN-SUITE FACILITIES, WIFI AND TV

Overview



Rooms available for let in this former Guest House for short and long term let. The property is in close proximity of Marston Green village centre and a close walk/commute to local train station, International Airport and Birmingham City Centre. The rooms are offered on a fully inclusive basis which includes all bills. The Rooms are offered with WiFi and TV's

Off road Parking is available to the front for resident parking

Reception Entrance



The reception entrance has a seating area along with fitted reception desk and windows overlooking the front of the property

Breakfast Kitchen



To the rear of the property, there is an extensive fitted kitchen which overlooks the private rear garden and overlooks the large Breakfast Dining Area.

Dining Area and Breakfast Room



The Breakfast Area and Dining Room overlooks the rear garden

Utility Area

Off the rear of the kitchen is a good size utility and storage area which has fitted sinks and a door that leads onto the rear garden

Stairs and Landing



The stairs lead to the first floor with doors leading to all bedrooms

Bedroom One



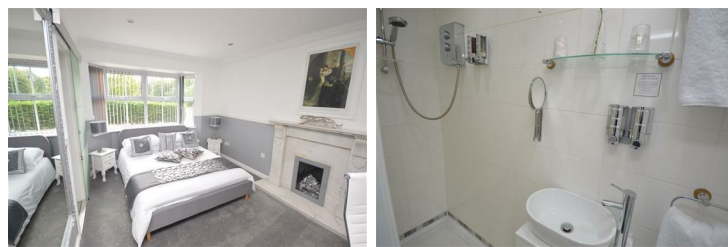
Overlooking the front of the property with built in wardrobe space and a doorway that leads to a V shaped en-suite room with oversized walk in shower

Bedroom Two



Bedroom Two overlooks the rear garden and has a built in wardrobe space. A doorway leads to a large en-suite shower room with oversized walk in shower

Bedroom Five



Situated on the Ground Floor, the Bedroom overlooks the front of the property and has a fitted fireplace and an en-suite shower room is situated behind a sliding obscure glass door

Bedroom Three



Bedroom Three overlooks the front of the property with built in wardrobe storage and a door that gives access to an en-suite shower room

Gardens



The private rear garden is surrounded by a brick wall and fence panels and is mainly laid to lawn. The garden is accessible from the Dining Room and Utility.

Bedroom Four

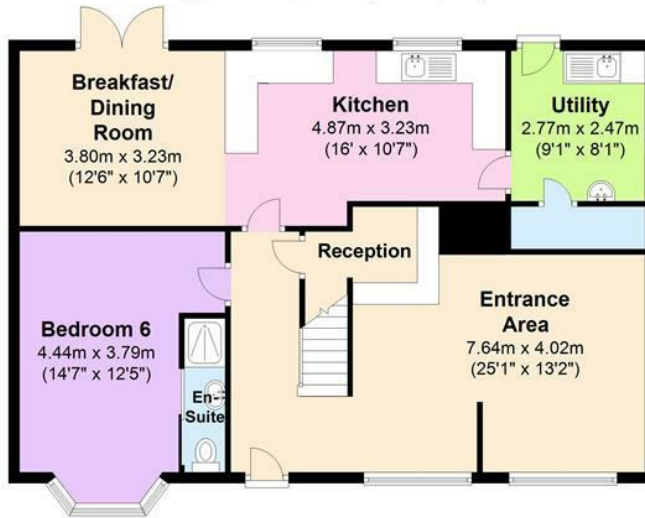


Bedroom Four overlooks the front of the property with built in wardrobe storage and a doorway giving access into the en-suite shower room

Mapleleaf Drive

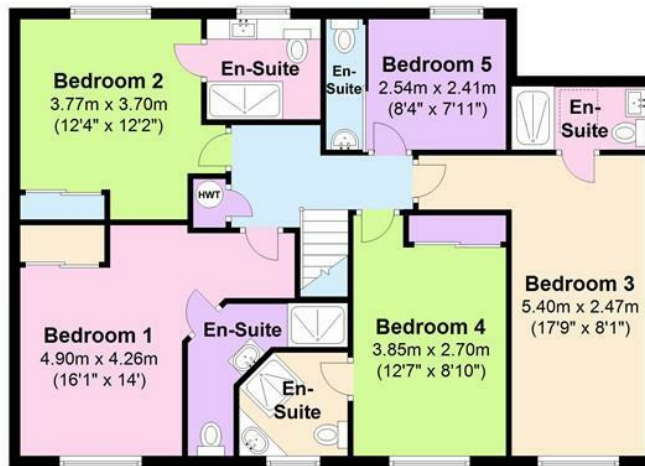
Ground Floor

Approx. 90.2 sq. metres (971.0 sq. feet)



First Floor

Approx. 89.0 sq. metres (957.4 sq. feet)



Total area: approx. 179.2 sq. metres (1928.5 sq. feet)



PROPERTY MISEDSCRIPTIONS 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.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	