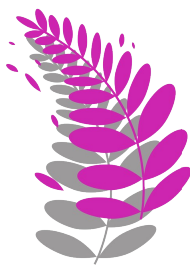


FERNDOWN ESTATES



14 Collins Way, Birmingham, West Midlands, B37 5JX

3 Bed House - End Terrace

Offers In Excess Of £195,000

🔑 Receptions 1

🛏 Bedrooms 3

💧 Bathrooms 1



- THREE BEDROOM END TERRACE
- 7 YEARS OLD - WITHIN NEW BUILD WARRANTY
- CUL DE SAC LOCATION
- CLOSE TO SCHOOLS, SHOPS AND MAIN TRANSPORT LINKS
- WALKING DISTANCE TO MARSTON GREEN TRAIN STATION
- CLOSE TO BUSINESS PARKS
- DOWNSTAIRS WC
- TWO OFF ROAD PARKING SPACES
- GREAT FAMILY HOME
- PROPERTY VIDEO WALKTHROUGH AVAILABLE



Ferndown Estates - Independent Sales / Lettings / Conveyancing / Mortgages

14 Collins Way, Birmingham, West Midlands, B37 5JX

WELL PRESENTED THREE BEDROOM END TERRACE PROPERTY set within a quiet CUL DE SAC LOCATION in MARSTON GREEN. Within walking distance to the local shops, schools and a short commute to Business Parks, Major Transport Links and Birmingham City Centre. WELL PRESENTED THROUGHOUT, this is a GREAT FAMILY HOME

Approach and Overview



Collins Way is accessible via Leyburn Road which is located off Chapelhouse Road in Chelmsley Wood, North Solihull in the West Midlands

The area of Chelmsley Wood in North Solihull is popular for families and investors, who appreciate the close proximity to major transport links, schools, business parks, Birmingham Airport and places such as Resorts World and the NEC complex all within a 2 mile radius. The property itself is within walking distance to bus stops, local shops and a short journey from Marston Green village and train station which connects to London Euston and Birmingham New Street.

Collins Way is a three bedroom end terrace house which is approached via fore garden and driveway leading up to canopy porch over main entrance door.

Entrance Hallway

Ceiling light point, gas central heating radiator and door leading to lounge and Guest WC.

Downstairs WC

Ceiling light point, low level WC and pedestal wash hand basin.

Lounge



Overlooking the front of the property with ceiling light point, gas central heating radiator, stairs rising to first floor and door leading into Kitchen Diner



Kitchen Diner



The Kitchen Diner overlooks the rear garden and has two ceiling light points, gas central heating radiator, laminate flooring, matching wall and base units with work surfaces and trim over. Sink and drainer area, built in oven, integrated gas hob with splashback wall covering, plumbing and space for a washing machine and an integrated fridge/freezer

The Dining Area has a cupboard under stairs for storage and double doors lead out onto the rear garden



Stairs and Landing



Stairs lead to the first floor landing with ceiling light point and doors into:

Bedroom One



Overlooking the front of the property with ceiling light point, TV point and a gas central heating radiator

Bedroom Two



Overlooking the rear with a ceiling light point and a gas central heating radiator.

Family Bathroom



Overlooking the front of the property with ceiling light point, extractor fan, gas central heating radiator and tiled floor and wall. Comprises of a wash hand basin, low level WC, panel bath with shower over and shaving point

Bedroom Three



Overlooking the front of the property with ceiling light point and a gas central heating radiator. A recess area sits above the stair bulkhead which allows for an open storage area

Rear Garden



The rear garden has a southerly aspect and a patio leads to a good sized lawn. To the rear of the garden is an additional patio area all surrounded by perimeter fence panels.

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Additional Information

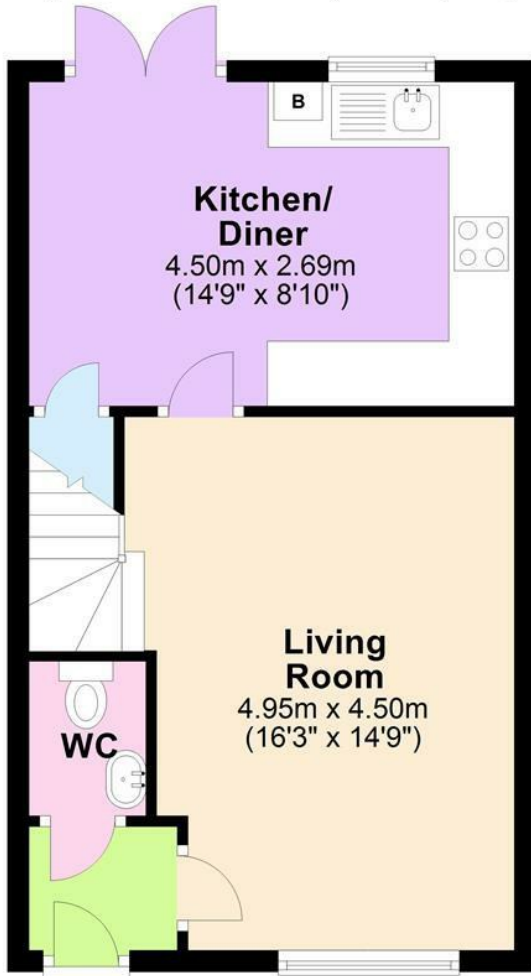


The property is being sold via Private Treaty and on a FREEHOLD basis

Collins Way

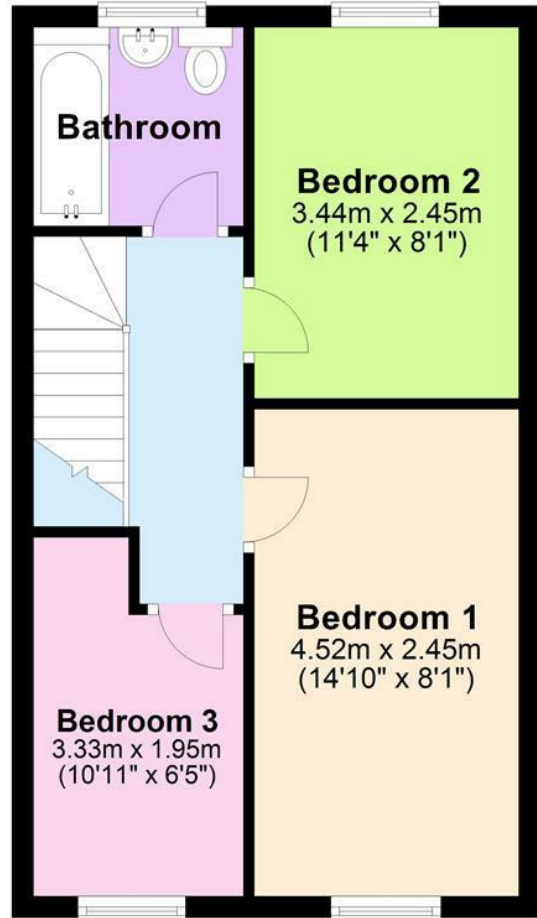
Ground Floor

Approx. 36.2 sq. metres (390.2 sq. feet)



First Floor

Approx. 36.3 sq. metres (390.4 sq. feet)



Total area: approx. 72.5 sq. metres (780.5 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.

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