

10 The Orchard, Birmingham, West Midlands, B37 7DH

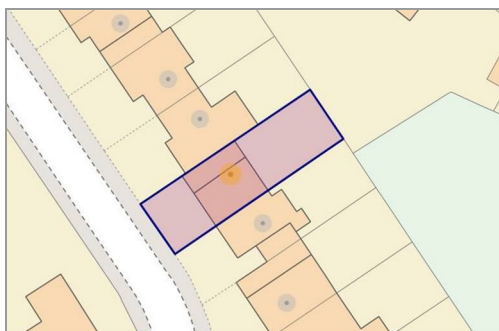
3 Bed House - Semi-Detached

**Offers In Excess Of £220,000**

💡 Receptions 1    🛏 Bedrooms 3    💧 Bathrooms 1



- THREE BEDROOM SEMI DETACHED PROPERTY
- CUL DE SAC LOCATION
- WITHIN WALKING DISTANCE TO LOCAL SCHOOLS AND SHOPS
- CLOSE PROXIMITY TO MARSTON GREEN TRAIN STATION
- GARAGE AND OFF ROAD PARKING
- GREAT FAMILY HOME
- OFFERED WITH NO UPWARD CHAIN
- FREEHOLD TITLE ON COMPLETION
- WELL PROPORTIONED REAR GARDEN
- VIDEO WALKTHROUGH AVAILABLE



## 10 The Orchard, Birmingham, West Midlands, B37 7DH

WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY within walking distance to the centre of Marston Green Village. Set within a cul de sac location, with Driveway, Large Garage, Breakfast Kitchen, Lounge Diner, Three Bedrooms Bathroom and Rear Garden. Offered for sale WITH NO UPWARD CHAIN.

### Overview & Approach



The Orchard is located within Marston Green which is a sought-after district of North Solihull due to the local schools which have high Ofsted Ratings and the nearby train stations, which offers regular train journeys into Birmingham City Centre (9 minutes) and Birmingham International Train Station, Airport and the extremely popular Resorts World (5 minutes).

This well presented semi detached property is located in a very popular cul de sac location within walking distance from Marston Green village centre. The property comes with off road parking that fronts an extended garage, double glazed windows, Lounge Diner, Kitchen, Three Bedrooms, Family Bathroom and a nice sized rear garden

The property is approached via a block paved driveway that fronts a tradesman entrance garage and steps upto an external porch

### Porch



A good sized storage entrance porch with door into:

### Entrance Hallway



With light point and stairs to the first floor with storage cupboard under and doors leading into:

## Kitchen



Overlooking the front of the property with radiator point, ceiling light point and tile wall covering. The kitchen benefits from base and wall units with works surfaces over, inset sink with mixer tap, plumbing and space for washing machine, inset gas hob, electric oven (not tested) and a separate breakfast bar. A door gives direct access into the spacious Garage to the side of the property



## Lounge



Overlooking the rear of the property, this well proportioned lounge diner has wall lights and radiator point and sliding patio doors giving access to the rear garden



### Stairs & Landing



A staircase leads to the first floor, includes loft access, light point and storage cupboard which houses the central heating boiler

### Bedroom One



Overlooking the rear of the property with ceiling light point, radiator point and fitted wardrobe storage units



### Bedroom Two



Overlooking the front of the property with ceiling light point, radiator point and space for a double wardrobe.

### Bedroom Three



Overlooking the front of the property with ceiling light point and radiator point

### Shower Room



Situated between the two main bedrooms and overlooking the side of the property, the shower room has ceiling light point and radiator point, low level WC, Shower cubicle and pedestal basin.

### Rear Garden



A well presented and proportioned rear garden with patio area leading to a small lawn with planted borders and fence panel surround. Access is available to the garage via a rear door

### Extended Garage

A spacious garage which extends the full length of the property with tradesman door front and a rear door and window overlooking and giving access to the rear garden

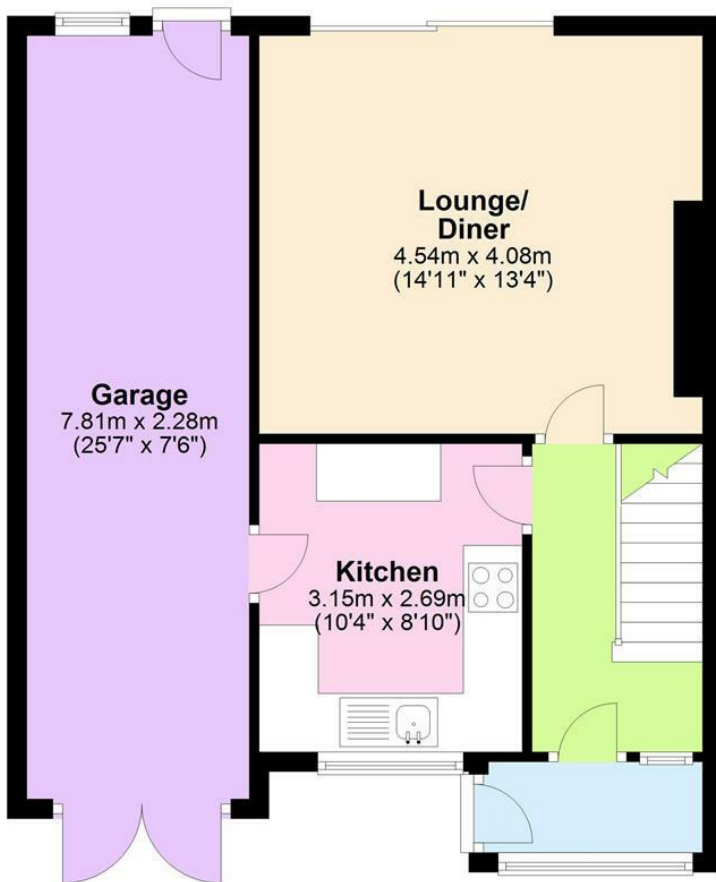
### Additional Information

This property will be sold with a Freehold Title which is currently being processed and will be transferred to the new buyers on completion of a sale.

# The Orchard

## Ground Floor

Approx. 54.0 sq. metres (581.2 sq. feet)



## First Floor

Approx. 33.1 sq. metres (355.8 sq. feet)

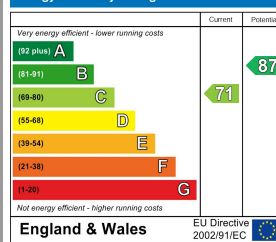


Total area: approx. 87.1 sq. metres (937.0 sq. feet)



**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



### Environmental Impact (CO<sub>2</sub>) Rating

