

NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

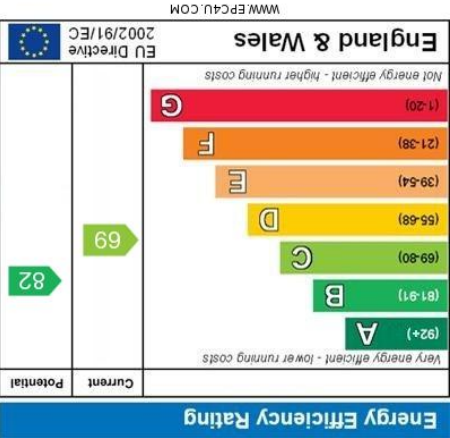


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.

Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyor.



Castle Bromwich | 0121 241 1100



- AN EXECUTIVE STYLE FOUR BEDROOM DETACHED
- THROUGH LOUNGE DINER
- SUPERB CONSERVATORY
- STUDY
- FOUR EXCELLENT BEDROOMS - MASTER EN-SUITE

Maple Leaf Drive, Marston Green,
Birmingham, B37 7JB

£415,000



Property Description

EXECUTIVE STYLE DETACHED HOUSE SET IN SELECT CUL-DEC-SAC - This well presented executive style detached house occupies this select Cul-de-sac location and been ideally situated for local amenities including local schools and shops with public transport on hand and transport links providing easy access into both Solihull, Birmingham and motorway connections.

The spacious accommodation briefly comprises:- Welcoming reception hallway, guest wc, through lounge dining room, study, superb conservatory, comprehensively fitted breakfast kitchen, utility, Four excellent bedrooms master en-suite and family bathroom. Outside the property is set back behind a neat fore garden and driveway providing off road parking with access to the double garage and to the rear is a pleasant well maintained rear garden. **EARLY INTERNAL VIEWING OF THIS SUPERB PROPERTY IS HIGHLY RECOMMENDED**

OUTSIDE To the front the property is set off a private drive behind a low maintenance astro turf fore-garden and pathway, driveway provides off road parking and access to the double garage and gated access to the rear.

CANOPY PORCH With outside light and quarry tiled floor.

WELCOMING RECEPTION HALLWAY Being approached via leaded double glazed entrance door with radiator, laminate flooring, spindled staircase leading off to first floor accommodation with useful under stairs storage cupboard, coving to ceiling and doors leading off to lounge/dining room, breakfast kitchen and study.

GUEST CLOAKROOM Having a white suite comprising low flush wc, pedestal wash hand basin with tiled splash back surrounds, radiator, tiled floor, opaque double glazed window to front elevation.

THROUGH LOUNGE/DINER

LOUNGE AREA 16' 5" into bay x 11' 5" (5m x 3.48m) Having coving to ceiling, feature fireplace with wooden surround, marble back and hearth fitted with living flame gas fire, laminate flooring, radiator, double glazed bay window to front and archway leading through to dining area.

DINING AREA 10' 5" x 7' 2" (3.18m x 2.18m) Having space for dining table and chairs, laminate flooring, radiator, double glazed French doors giving access to conservatory and door leading through to breakfast kitchen.

CONSERVATORY 18' max x 9' 5" max 7' 2" min (5.49m x 2.87m) Being part brick construction, with double glazed windows to side and rear elevation, laminate flooring and double glazed French doors giving access out to rear garden.

BREAKFAST KITCHEN 17' 9" x 10' 6" max 9' min (5.41m x 3.2m) Having a comprehensive matching range of high gloss wall and base units with work top surfaces over incorporating inset one and a half bowl sink unit with hose style mixer tap and splash back surrounds, fitted gas hob with stainless steel splash back and extractor hood over, built-in electric oven and combination microwave oven, integrated dishwasher, fitted breakfast bar, space for fridge/freezer, radiator, tiled floor, double glazed window to rear and double glazed French doors leading through to conservatory.

UTILITY ROOM 8' 7" x 5' (2.62m x 1.52m) Having base units with work top surfaces over and inset sink unit with tiled splash back surrounds, space and plumbing for washing machine and further appliance, radiator, wall mounted gas central heating boiler, useful built-in storage cupboard and opaque double glazed window to side and extractor.

FIRST FLOOR LANDING Being approached via spindled staircase with access to loft, airing cupboard housing hot water cylinder and doors off to all rooms.

MASTER BEDROOM 13' 2" x 12' 6" (4.01m x 3.81m) Having a range of built-in wardrobes, radiator, double glazed window to front and door leading off to en suite.

EN SUITE SHOWER ROOM Having a white suite comprising pedestal wash hand basin, low flush wc, complimentary tiled splash back surrounds, tiled floor and double enclosed shower cubicle with tiled surround with electric shower over and sliding door, radiator, fitted extractor fan and opaque double glazed window to front.

BEDROOM TWO 14' 2" x 8' 9" (4.32m x 2.67m) With double glazed window to front, radiator.

BEDROOM THREE 11' 9" ma x 9' 5" max 7' 6" min (3.58m x 2.87m) With double glazed window to rear, radiator.

BEDROOM FOUR 10' 9" max 5' 6" min x 9' 9" max 5' 2" min (3.28m x 2.97m) With double glazed window to rear, radiator.

BATHROOM Being well appointed with a white suite comprising panelled bath with electric shower over, pedestal wash hand basin, low flush wc, part tiling to walls, tiled floor, radiator, fitted extractor fan and opaque double glazed window to rear elevation.

OUTSIDE To the rear is a pleasant low maintenance rear garden with shingled patio area and pathway with gated access to front, low maintenance astro turf lawn with shrub borders and fencing to perimeter, security light and external power point.

DOUBLE GARAGE 16' 4" x 15' 1" (4.98m x 4.6m) With twin up and over doors to front, light and power and pedestrian access door to rear garden.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

FIXTURES AND FITTINGS as per sales particulars.

TENURE
The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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