

9 Marston Croft, Birmingham, , B37 7AD

3 Bed House - Semi-Detached

£875 PCM

🏠 Receptions 1

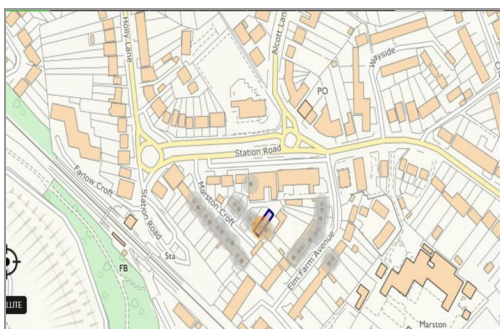
🛏 Bedrooms 3

🚿 Bathrooms 1



- ****WE DO NOT CHARGE APPLICATION FEES TO TENANTS****
- 3 BEDROOM SEMI-DETACHED HOUSE
- THROUGH LOUNGE
- KITCHEN
- SHOWER ROOM

- CENTRAL MARSTON GREEN
- EASY ACCESS TO TRANSPORT LINKS
- A SHORT WALK TO LOCAL AMENITIES
- OFF ROAD PARKING
- NO PETS OR SMOKERS



9 Marston Croft, Birmingham, , B37 7AD

****WE DO NOT CHARGE APPLICATION FEES TO TENANTS****

This three bedroom semi-detached property is ideally situated right in the centre of Marston Green Village, a short walk to local shops and TRAIN STATION providing direct access to Birmingham International and Birmingham Grand Central. Property benefits from having THREE DOUBLE BEDROOMS and a GARAGE TO THE REAR. No pets or smokers. Available February 2021

Overview

Marston Croft is a cul-de-sac situated off Station Road and is adjacent to the Village Train Station, providing direct access between Birmingham and London. The property is located at the far end of the cul-de-sac and would prove popular for families and investors alike, due to the off road parking available and quiet surroundings.

Approach

Approached via driveway offering space for two or more vehicles, leading to enclosed porch and main entrance door.

Porch



Vinyl flooring and main entrance door.

Hallway



Ceiling light point, gas central heating radiator, stairs rising to first floor and under stairs storage, doors leading off to:

Lounge Diner



Dual aspect room with double glazed bay window overlooking the front and uPVC door leading out to the rear garden. Two ceiling light points, gas central heating radiator and a gas fire.

Kitchen



Window overlooking the rear, ceiling light point, tiled flooring and large storage cupboard. Matching wall and base units with work surfaces and splash back tiles above. Stainless steel sink with drainer and tap over, built in double oven and gas hob, plumbing for a washing machine, integrated dishwasher and space for other appliances.

Stairs & Landing



Window overlooking the side, ceiling light point, loft access and doors leading off to:

Bedroom One



Double glazed window to the rear, ceiling light point, gas central heating radiator and built wardrobes with sliding mirrored doors.

Bedroom Two



Double glazed window to the front, ceiling light point and gas central heating radiator.

Bedroom Three



Double glazed window to the rear, ceiling light point, gas central heating radiator and built in wardrobes.

Shower Room



Obscured double glazed window to the front, ceiling light point, heated towel rail and tiled flooring. Wash basin with vanity unit under, low level WC and shower cubicle with mains shower.

Rear Garden



Block paved area and pathway leading to a second patio area at the rear with fencing as boundaries and exit gate. The garage is located at the rear and can be accessed via the garden.

Rear Garage



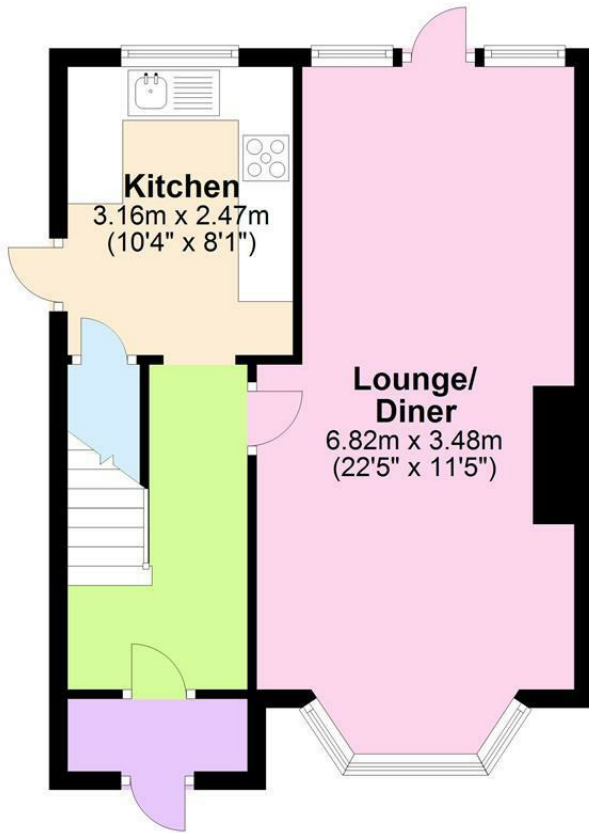
Accessible via private driveway and has an up and over door, also has internal access via uPVC door from the garden.

EPC TO FOLLOW SOON

Marston Croft

Ground Floor

Approx. 40.9 sq. metres (440.5 sq. feet)



First Floor

Approx. 39.1 sq. metres (420.8 sq. feet)



Total area: approx. 80.0 sq. metres (861.3 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 ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>			