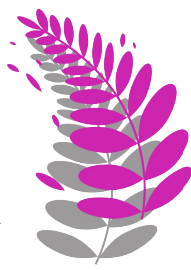


FERNDOWN ESTATES



15 Wavers Marston, Birmingham, West Midlands, B37 7GL

2 Bed House - Mid Terrace

£900 PCM

📍 Receptions 2

🛏 Bedrooms 2

🚿 Bathrooms 1



- WE DONT CHARGE TENANT FEES
- LOCATED IN MARSTON GREEN
- TWO BEDROOMS
- DOWNSTAIRS WC
- CONSERVATORY / DINING ROOM

- PRIVATE LOCATION
- PRESENTED TO A HIGH STANDARD
- SOUTH FACING GARDEN
- LONG TERM LET AVAILABLE
- WALKTHROUGH VIDEO AVAILABLE



Ferndown Estates - Independent Sales / Lettings / Conveyancing / Mortgages

15 Wavers Marston, Birmingham, West Midlands, B37 7GL

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

Extremely well presented TWO BEDROOM mid-terrace property in Marston Green

Available for long term let

*Spacious downstairs living, good size living room and kitchen diner guest w/c and a permanent roof covered conservatory, opening out onto a beautiful south facing garden. With additional storage space to side of property.

Good sized bedrooms with bedroom one benefitting from built in storage space.

Allocated parking space.

Within Walking Distance to Train Station and Local Schools

Overview and Approach



This well presented property is available for a long term let and comes with a south facing garden

Entrance Hallway



Laminate flooring with doors leading to Guest WC, Living room and Stairs to first floor

Guest WC



With toilet, basin and radiator

Living Room



Double Glazed window over looking front of property. Ceiling light point and doors leading to kitchen diner

Kitchen Diner



Beautifully presented kitchen diner, matching cupboard and work surface space with built in electric oven and Gas Hob with Extractor Hood. Open space for a Dining Room Table and Chairs with light point and a good sized storage cupboard which overlooks the kitchen

Doors lead from the Kitchen Diner to the Conservatory



Conservatory



The conservatory has been fitted with a permanent roof structure and is complete with radiator point and tiled flooring. Over looking the South Facing rear garden

Stairs and Landing



Laminate flooring leading to first floor

Bedroom 1



Good size double bedroom, benefitting from built in storage.
Double Gazed window over looking to front of the property

Bedroom 2



Good Size bedroom, with double glazed window over looking the rear.

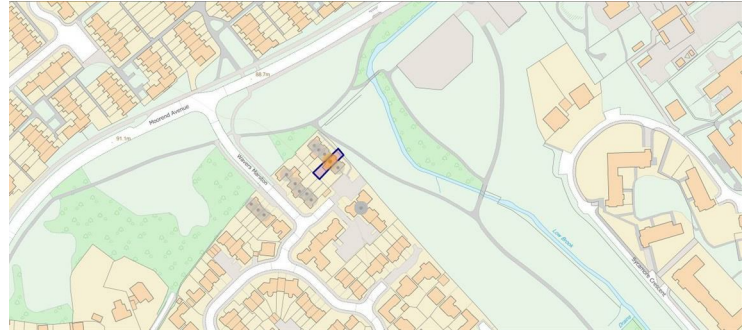
Family Bathroom



Suite comprises of a panelled bath with shower over, low level wc, pedestal wash hand basin and a heated towel rail



Outdoor Storage Area



A 7 minute walk from the village centre and train station and set off a private parking area

Accessible from rear garden and running the length of the property and ideal for garden furniture and bikes

Rear Garden



A well maintained south facing garden

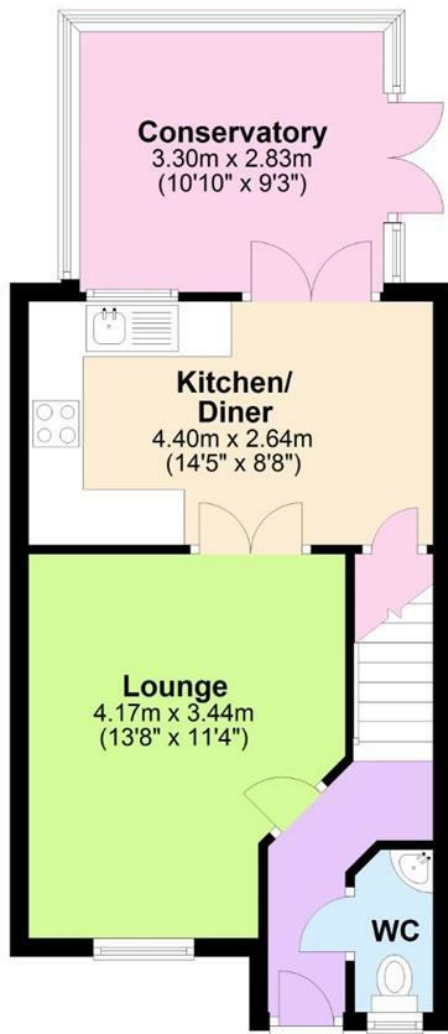


Location of Property

Wavers Marston

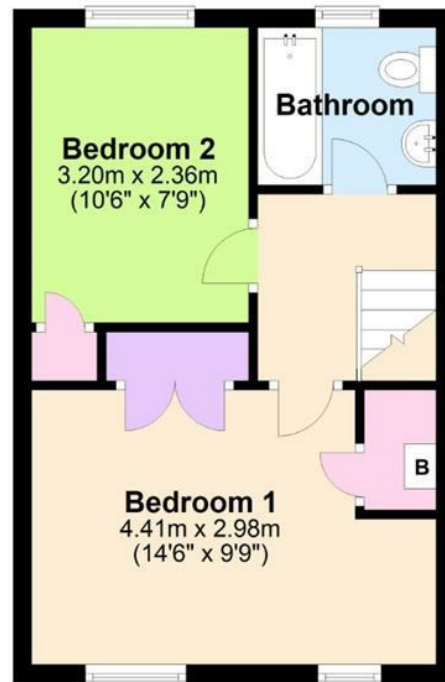
Ground Floor

Approx. 41.5 sq. metres (446.8 sq. feet)



First Floor

Approx. 30.4 sq. metres (327.2 sq. feet)



Total area: approx. 71.9 sq. metres (773.9 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
70	87		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(81-91) A</p> <p>(69-80) B</p> <p>(55-68) C</p> <p>(39-54) D</p> <p>(21-38) E</p> <p>(1-20) F</p> <p>G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	