

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

2 Bed Flat - Ground Floor

£750 PCM

🏠 Receptions 1

🛏 Bedrooms 2

🚿 Bathrooms 1



• ****WE DO NOT CHARGE TENANCY FEES****

• GROUND FLOOR APARTMENT

• TWO DOUBLE BEDROOMS

• ATTRACTIVE LOUNGE DINER

• AVAILABLE FOR LONG TERM LET

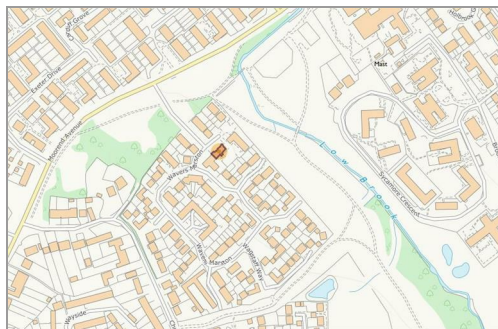
• ALLOCATED PARKING TO REAR OF PROPERTY

• IN WALKING DISTANCE TO MARSTON GREEN TRAIN STATION, LOCAL AMENITIES AND BUS ROUTES

• SECURE COMMUNAL ENTRANCE

• NONE SMOKERS, NO PETS

• WALKTHROUGH VIDEO AVAILABLE



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Two Bedroom Ground Floor Apartment on popular Marston Green Estate, SET IN CLOSE PROXIMITY TO MARSTON GREEN TRAIN STATION. Spacious Lounge/Diner, Bathroom with shower over bath, Secure communal entrance, Allocated parking space to rear, Available for long term let, None smokers, no pets & Available Now!!

Approach and Overview



The village of Marston Green has been a sought after location due to the popular local schools which have high Ofsted Ratings and the local train station which offers regular train journeys into Birmingham City Centre (9minutes) and Birmingham International Train Station, Airport and extremely popular Resorts World (4 minutes). The new HS2 Hub Interchange will be located within a short distance from the property

The property is approached through the Communal entrance way and leads to the main entrance door located on the ground floor.

Hallway



Gas central heating radiator, storage cupboard, ceiling down lights, secure intercom system and doors leading to:

Kitchen



Double glazed window to the fore, gas central heating radiator, ceiling light point and tiled flooring. Fitted with a range of matching wall, drawer and base level units with a roll edge work surface over, incorporating a stainless steel sink unit with drainer and mixer tap over with tiling to all splash back areas. Integrated oven and grill with gas hob and extractor fan over, space and plumbing for a washing machine and space for further white goods.

Lounge Diner



Two double glazed windows to the fore, two central heating radiators and two ceiling light points.

Bedroom One



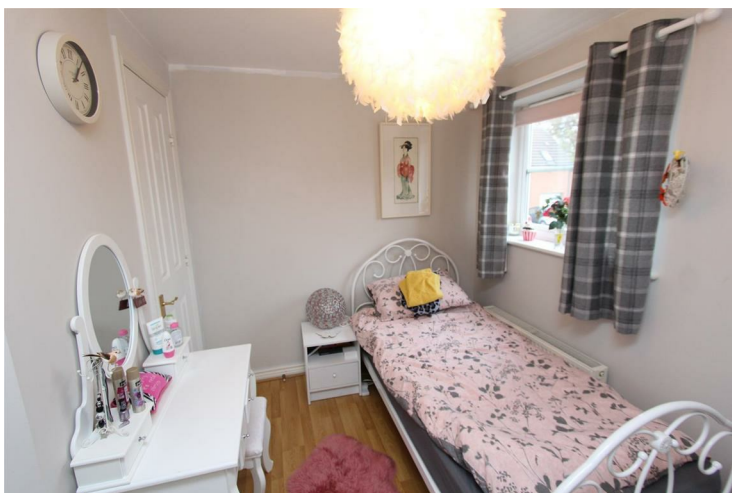
Double glazed window to the rear, central heating radiator and ceiling light point.



Bathroom



Bedroom Two



Double glazed window to the rear, gas central heating radiator, ceiling light point and a built in wardrobe / storage cupboard.



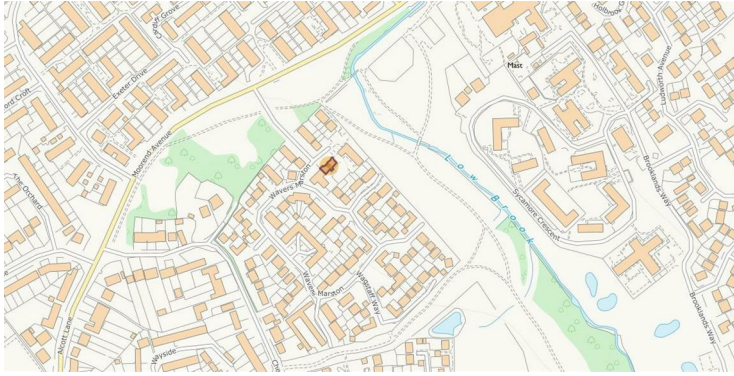
Tiled flooring, down lights to the ceiling and an extractor fan. Suite comprises of a paneled bath with shower over, low level wc, pedestal wash hand basin and a heated towel rail

Rear Access & Parking



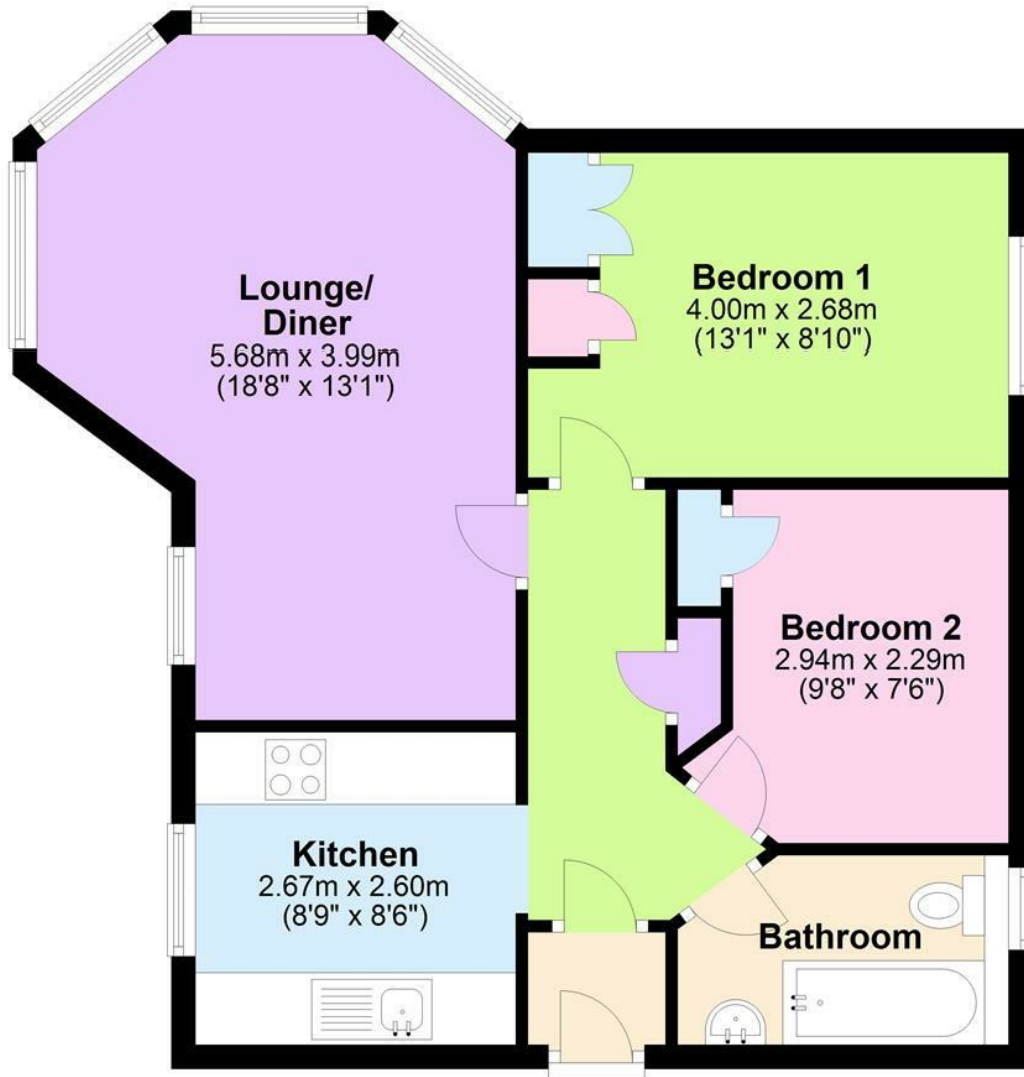
1 Allocated parking space.

Additional Information



The property comes with one allocated parking space. It is a short walk to local Marston Green Train Station on the London Euston to Birmingham Grand Central Line. Journey times to Birmingham International; 4 mins; Birmingham New Street 9 Mins

Wavers Marston



Total area: approx. 55.8 sq. metres (601.0 sq. feet)



PROPERTY MISEDDESCRIPTIONS 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
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO ₂ emissions			
78 78		81 81	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	