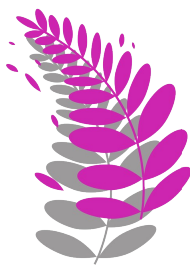


FERNDOWN

— E S T A T E S —



70 Worcester Walk, Birmingham, West Midlands, B37 5NZ

3 Bed House - Mid Terrace

£775 PCM

🔑 Receptions 1

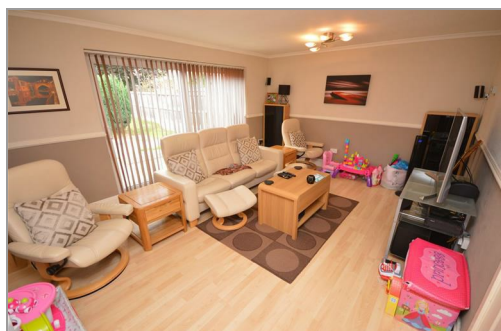
🛏 Bedrooms 3

💧 Bathrooms 1



- WE DO NOT CHARGE TENANT FEES
- THREE BEDROOMS MID TERRACE HOUSE
- KITCHEN / DINER
- GOOD SIZE LOUNGE
- GROUND FLOOR WC

- FAMILY BATHROOM
- GENEROUS SIZE GARDEN
- CATCHMENT FOR LOCAL SCHOOLS
- MARSTON GREEN LOCATION
- EASY ACCESS TO EXCELLENT TRANSPORT LINKS



70 Worcester Walk, Birmingham, West Midlands, B37 5NZ

THREE BEDROOM FAMILY HOME located in Marston Green, North Solihull within walking distance to Village Shops, Schools and Train Station. Ideal family home.

Overview & Approach



Worcester Walk is located off Cambridge Drive and is ideally located for families keen to be within catchment of the village schools and within walking distance of the train station in the heart of Marston Green

Marston Green is a district of North Solihull and is a sought-after location due to the local schools which have high Ofsted Ratings and the local train station, which offers regular train journeys into Birmingham City Centre (9 minutes) and Birmingham International Train Station, Airport and the extremely popular Resorts World (4 minutes).

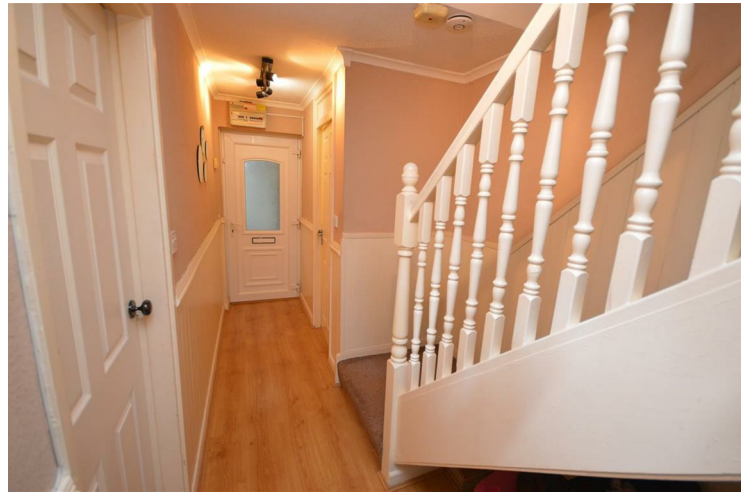
Approached via a walkway and fore garden with pathway leading up to an enclosed porch to main entrance door.

Porch



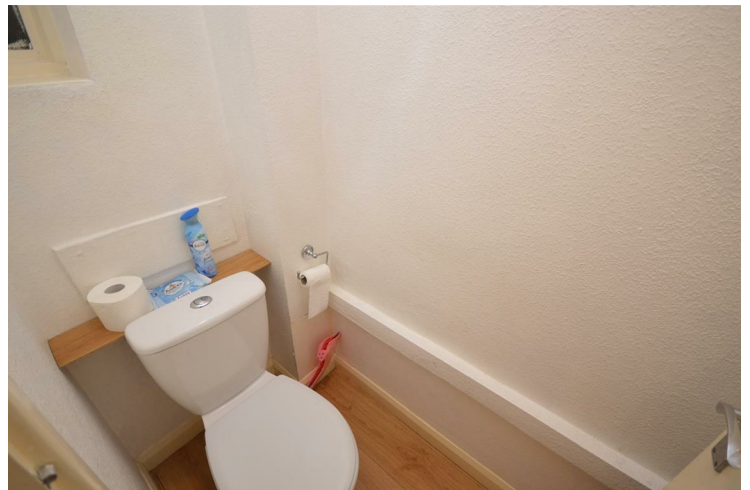
UPVC door, ceiling light point, laminate flooring, storage cupboard and further main entrance door leading into:

Entrance Hallway



Ceiling light point, laminate flooring, stairs rising to first floor and door leading off to:

Guest WC



Obscure window to the front of the property, ceiling light point, laminate flooring, low level WC and wash hand basin with vanity unit under.

Kitchen Diner



Double glazed window overlooking the front of the property two ceiling light points, tiled flooring and a warm air heating system. Matching wall, display and base units with work surfaces over and splash back tiling above. Incorporating a ceramic sink unit with drainer unit with mixer tap over. Built in double oven, inset gas hob with extractor fan over, plumbing for a washing machine and space for other appliances

Lounge



Double glazed sliding patio doors giving access to the rear garden, two ceiling light points and laminate flooring.

Stairs & Landing



Ceiling light point, loft access and doors leading off to:



Bedroom One



Double glazed window over looking the rear of the property, ceiling light point and laminate flooring.

Bedroom Three



Double glazed window over looking the rear of the property, ceiling light point and laminate flooring.

Bedroom Two



Double glazed window over looking the front of the property, ceiling light point and laminate flooring.

Family Bathroom



Double glazed obscure window to the fore, ceiling light point and vinyl flooring. Paneled bath with electric shower over, pedestal wash hand basin and a low level WC.

Rear Garden



Paved patio area, mainly laid to lawn with brick built storage shed and fencing as boundaries.

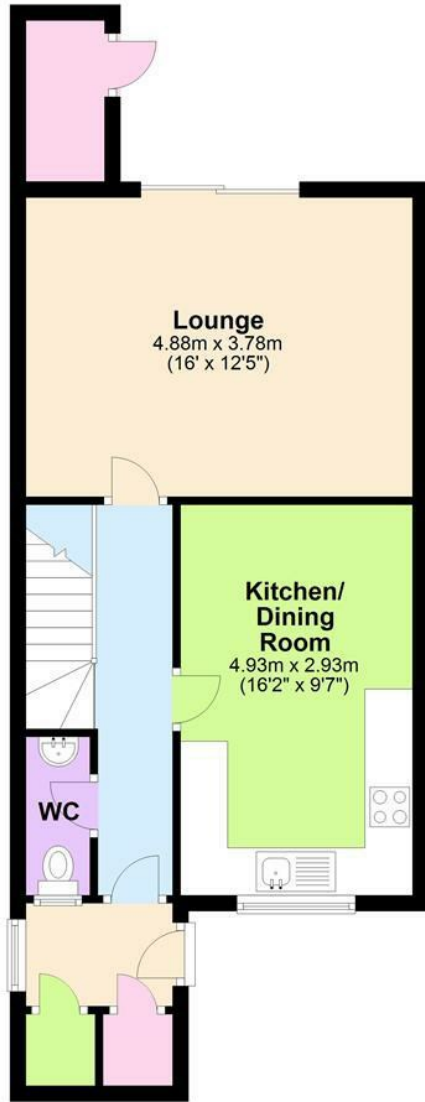


Additional Information

Worcester Walk

Ground Floor

Approx. 49.5 sq. metres (532.5 sq. feet)



First Floor

Approx. 43.8 sq. metres (470.9 sq. feet)



Total area: approx. 93.2 sq. metres (1003.4 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
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO ₂ emissions			
<p>84</p>		<p>63</p>	
<p>England & Wales</p>		<p>England & Wales</p>	
<p>EU Directive 2002/91/EC</p>		<p>EU Directive 2002/91/EC</p>	