



Elmdon Lane, Marston Green, BIRMINGHAM



Elmdon Lane, Marston Green, BIRMINGHAM, B37 7DL

for sale offers over
£350,000



Property Description

An exceptionally well presented and extended semi detached family home in a sought after location which in brief comprises of Entrance Porch, Entrance hall, Lounge, Large Kitchen/Dining Room/Family Room, Three Bedrooms and Family Bathroom, The property further benefits from Off Road parking to front and Rear Garden.

Approach

Block paved driveway allowing multiple off road parking.

Entrance Porch

Double glazed door to front aspect, double glazed windows to front and side aspects and tiled floor.

Entrance Hall

Under-stairs cupboard, central heating radiator and ceiling light.

Lounge

11' 5" max x 14' 7" max (3.48m max x 4.45m max)
Double glazed bay window to front aspect, coving to ceiling, ceiling light, central heating radiator and fireplace with gas fire.

Kitchen / Diner / Family Room

23' 9" x 17' 2" max (7.24m x 5.23m max)
Having fitted kitchen comprising of a range of wall and base units with work surfaces over incorporating a sink and drainer, space and plumbing for a washing machine, integrated dishwasher and fridge/freezer, tiled floor and spotlights, Bi-fold doors leading to the garden and orangery roof.

Landing

Obscure double glazed window to side aspect and ceiling light.

Bedroom One

14' 7" Max to bay x 10' 6" Max to recess (4.45m Max to bay x 3.20m Max to recess)

Double glazed bay window to front aspect, ceiling light and central heating radiator.

Bedroom Two

11' 1" x 10' 4" (3.38m x 3.15m)

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

Bedroom Three

7' 7" x 6' 4" (2.31m x 1.93m)

Double glazed window to front aspect, ceiling light and central heating radiator.

Bathroom

Obscure double glazed windows to side and rear aspects, a white bathroom suite comprising of a bath, hand wash basin with vanity storage, WC, heated towel rail, tiled floor, tiled to splash-back areas, spotlights, loft access point.

Garden

Having paved patio with the remainder laid mainly to lawn and having raised flower beds to borders.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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EPC Rating: D

Tenure: Freehold

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