



**Marywell Close, Birmingham B32 4JQ**

**welcome to**

## **Marywell Close, Birmingham**

Nicely presented three-bedroom townhouse in residential location with good transport links to the motorway. Comprising reception room, kitchen/diner, bathroom with shower, double glazed throughout and benefiting from gas central heating. Off road parking and garage

### **Agent Note**

This property is council tax band B.  
Sold with No Chain.

### **Entrance Hall Ground Floor**

11' 2" x 8' 2" ( 3.40m x 2.49m )  
Stairs to first floor, ceiling light connection.

### **Garage**

16' 5" x 9' 2" ( 5.00m x 2.79m )  
Up & over door from front of property. Extra space (8.2 x 4.11), where there is a door to a cupboard.

### **Landing First Floor**

14' 5" x 5' 11" ( 4.39m x 1.80m )  
Stairs to second floor, doors to lounge, kitchen/dining room & w/c, ceiling light connection.

### **Lounge**

14' 1" x 11' 6" ( 4.29m x 3.51m )  
Double glazed windows to front, laminate flooring, central heating radiator, ceiling light connection, fireplace with inset electric fire.

### **Kitchen/Dining Room**

17' 9" x 12' 2" ( 5.41m x 3.71m )  
Double glazed window & double doors to rear, door to cupboard (5.1 x 3.3), range of wall & base units with worktops over, sink & drainer with mixer tap, central heating radiator, ceiling light connection, laminate flooring.

### **W/C**

5' 1" x 2' 7" ( 1.55m x 0.79m )  
Double glazed frosted window to front, low level flush w/c, wash hand basin with hot & cold taps, ceiling light connection.

### **Landing Second Floor**

10' 10" x 5' 11" ( 3.30m x 1.80m )  
Doors to three bedrooms, bathroom & cupboard, ceiling light connection.

### **Bedroom 1**

12' 2" x 10' 6" ( 3.71m x 3.20m )  
Double glazed window to rear, ceiling light connection, central heating radiator, carpet.

### **Bedroom 2**

14' 1" x 9' 6" ( 4.29m x 2.90m )  
Double glazed window to front, ceiling light connection, central heating radiator, carpet.

### **Bedroom 3**

8' 10" x 7' 10" ( 2.69m x 2.39m )  
Double glazed window to front, ceiling light connection, central heating radiator, carpet.

### **Bathroom**

6' 11" x 6' 3" ( 2.11m x 1.91m )  
Double glazed frosted window to rear, ceiling light connection, bath with hot & cold taps, wash hand basin with small cabinet above and storage beneath, low level flush w/c, tiled walls.

### **Front Garden**

Driveway & garage, small lawned patch.

### **Rear Garden**

Patio area, lawned area, wooden shed, fencing for privacy.

### **Parking**

Driveway & garage.





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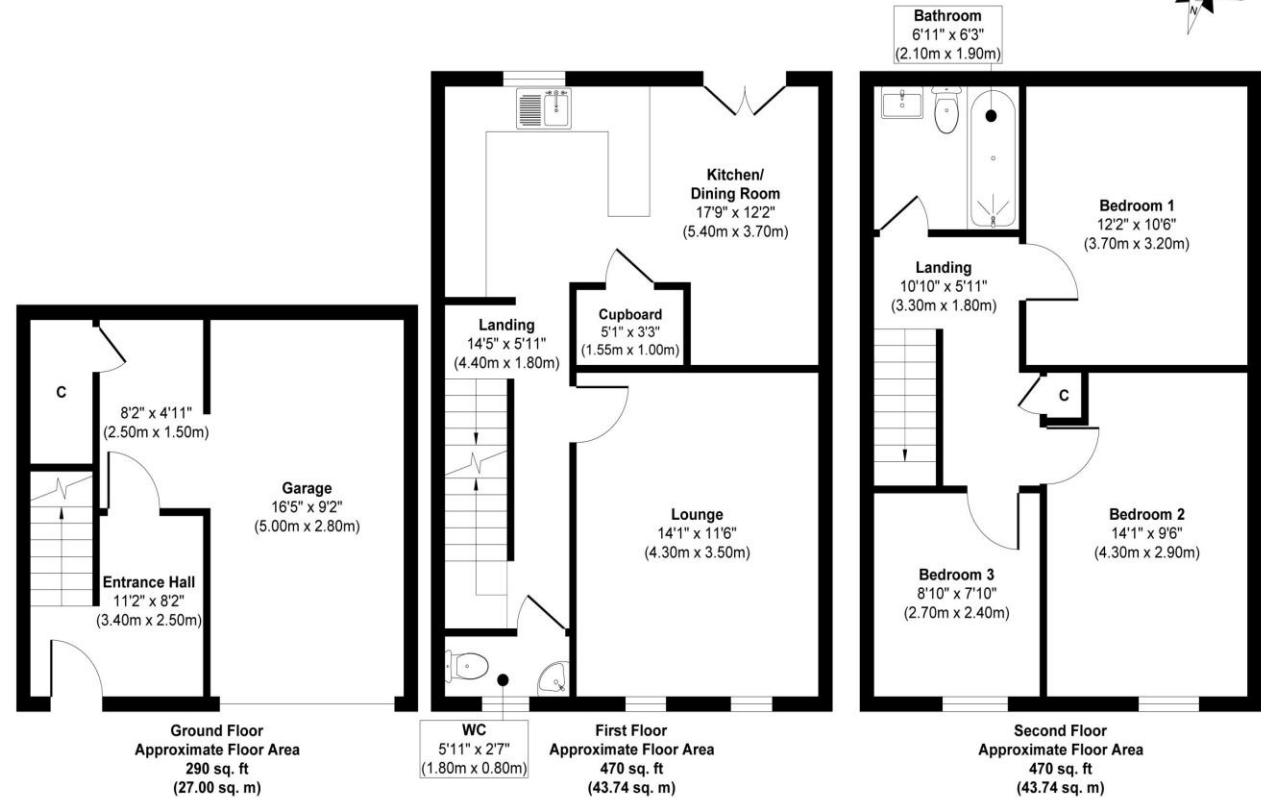
- THREE-BEDROOM MID-TERRACED HOUSE
- GUEST W/C
- FAMILY BATHROOM
- DRIVEWAY
- GARAGE

Tenure: Freehold EPC Rating: Awaiting  
Council Tax Band: B

offers in the region of

**£180,000**

B32 4JQ - 23 Marywell Close



Approx. Gross Internal Floor Area 1230 sq. ft / 114.48 sq. m

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