

# Cottons

CHARTERED SURVEYORS

7 Marsh End, Kings Norton,  
Birmingham, B38 9BB

**Offers in Excess of £285,000**



- Refurbished Semi-Detached Family Home
- Three Bedrooms
- Block Paved Driveway
- EPC Rating: C
- Corner Plot Position with Potential to Extend (subject to Planning Consent)
- Rear and Side Gardens

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL  
Tel: 0121 247 4747 Email: [sales@cottons.co.uk](mailto:sales@cottons.co.uk)  
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A REFURBISHED semi-detached family home on CORNER PLOT POSITION with FURTHER POTENTIAL TO EXTEND (subject to planning consents).

Viewings VITAL to appreciate location, condition and potential on offer.

Benefiting from uPVC double glazing and combi gas central heating, this ideal family home comprises; block paved driveway providing off road parking for multiple vehicles with large fore garden, porch, hallway, living room, re-fitted kitchen diner, conservatory, side garage, three bedrooms, re-fitted bathroom with shower over and WC and landscaped side and rear gardens. Offered with NO UPWARD CHAIN.

**Property Tenure**  
Freehold

**Council Tax Band**  
C

**EPC Rating**  
C

**Location**  
The property is situated within a desirable cul-de-sac off Primrose Hill in a popular residential location in Kings Norton on the Green Belt borders, conveniently located;  
-circa. 0.8 miles from Kings Norton Green  
-circa. 1.3 miles from Kings Norton Train Station.  
-circa. 3.8 miles from Junction 2 of the M42.  
-circa. 6.9 miles from Birmingham City Centre.

**Description**  
A modern two storey semi-detached home originally built by Bryant Homes in the 1980s.  
  
The property has undergone a significant refurbishment program and is in a modern and well-presented condition throughout.  
  
Benefiting from uPVC double glazed windows and combi gas central heating.

**Accommodation**  
Please refer to the floor plan for room measurements.

**Ground Floor**  
Porch, hallway, living room, re-fitted kitchen diner with integrated oven, hob and extractor, conservatory and side garage.

**First Floor**  
Stairs and landing, bedroom one (double), bedroom two (double), bedroom three (single), re-fitted bathroom with shower over and WC.

**Outside**  
To the front an excellent block paved driveway with garden. To the rear and side a landscaped garden.

**Availability**  
The property is offered with vacant possession and no upward chain.



**Fixtures and Fittings:** All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

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**RICS**



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**The Property Ombudsman**



## 7 Marsh End

Approximate Gross Internal Area = 99.1 sq m / 1067 sq ft

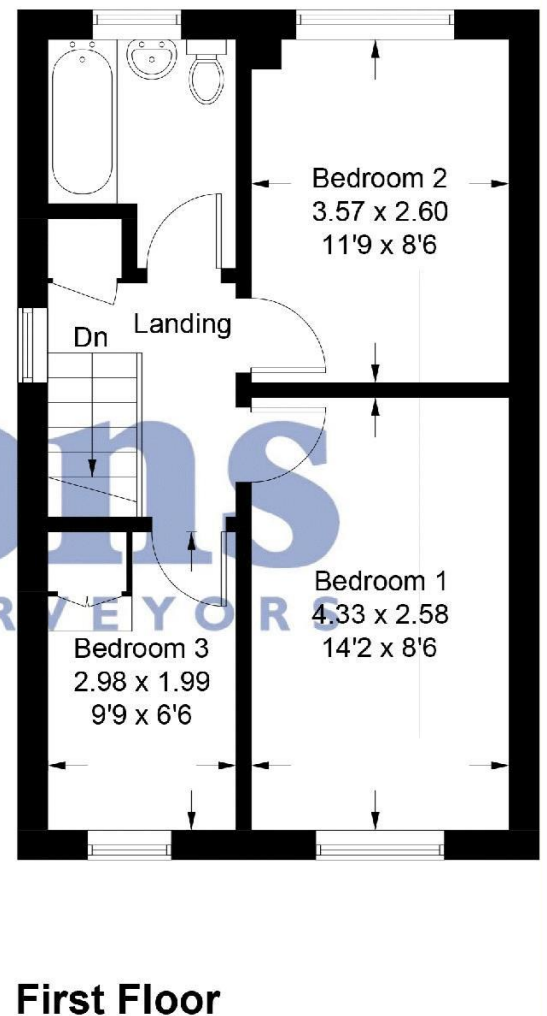
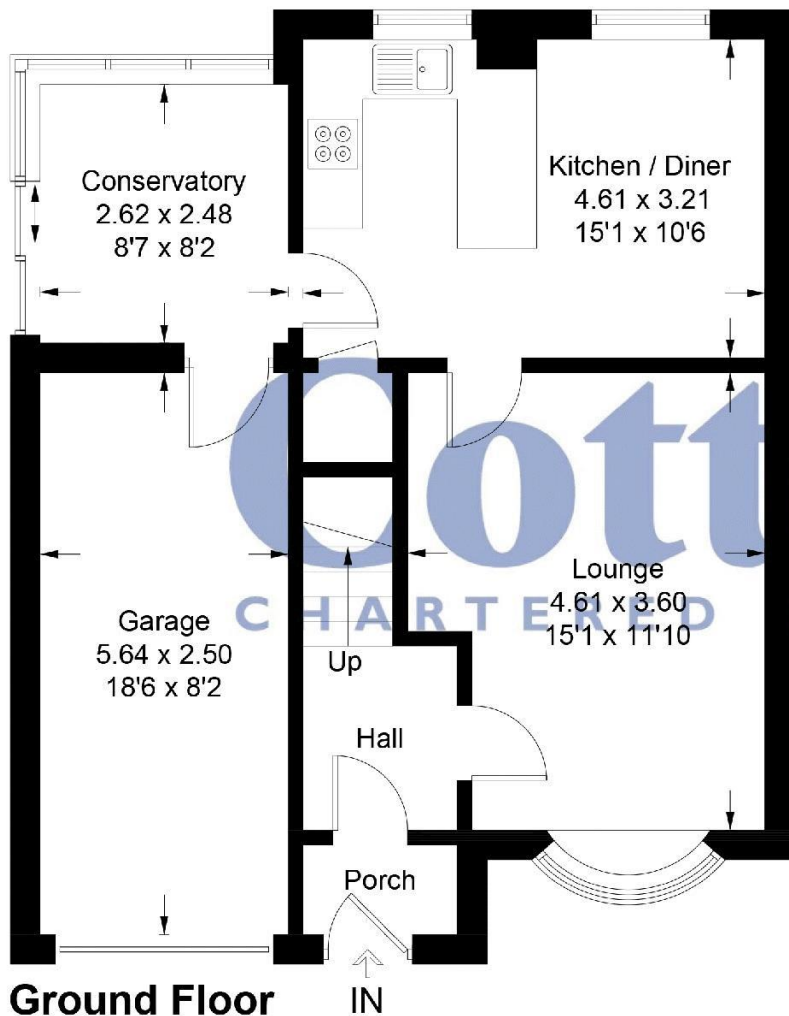


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of the property.