



Marston Road,
Sutton Coldfield, B73 5HH

£350,000

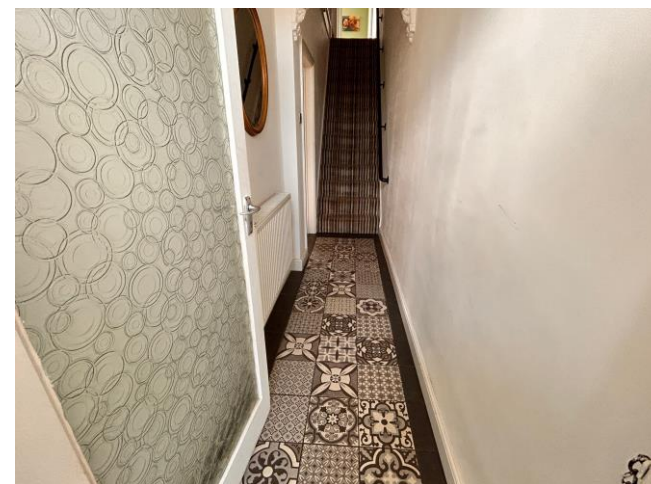
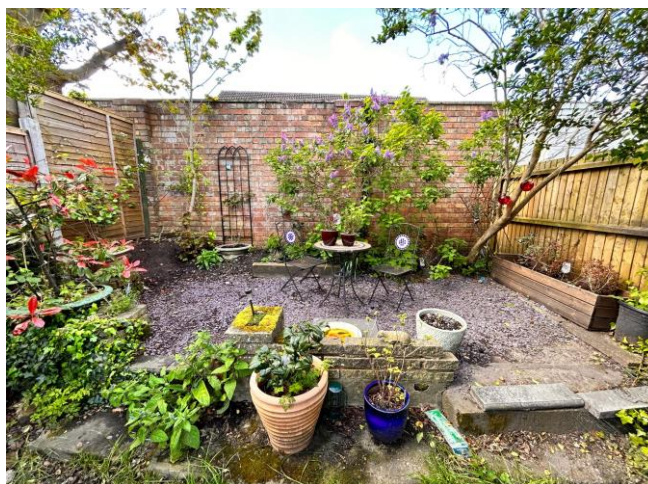
£350,000



This superbly presented and conveniently located extended characterful period semi-detached property occupies an enviable location ideally situated for superior transport links both road and rail within close proximity of sought after schools and shops.

Retaining many original features the stunning accommodation on offer is accessed via an attractive hall with tiled floor which leads to a through lounge dining room with log burner, contemporary kitchen with excellent garden breakfast room off having lantern light ceiling along with a guest cloakroom and pantry.

To the first floor there is a most generous master bedroom along with a further two bedrooms and a bathroom with white suite. Outside the home sits behind a low maintenance fore-garden and has gated access to an attractive mature rear garden.





Property Specification

SUPERBLY PRESENTED CHARACTERFUL EXTENDED PERIOD
SEMI
THREE BEDROOMS
EXCELLENT THROUGH LOUNGE DINING ROOM WITH LOG
BURNER
CONTEMPORARY FITTED KITCHEN

Porch

Hall

Kitchen 3.51m (11'6") x 2.54m (8'4")

Pantry 1.06m (3'6") x 0.84m (2'9")

Lounge 3.45m (11'4") x 3.40m (11'2") max

Dining Room 4.34m (14'3") max x 3.60m (11'10")

Breakfast / Garden Room 3.66m (12') x 2.49m (8'2")

WC

Inner Hallway

Landing

Bedroom 4.57m (15') x 3.40m (11'2")

Bedroom 4.34m (14'3") x 2.85m (9'4")

Bedroom 2.92m (9'7") max x 2.60m (8'6")

Bathroom

Agent's Note:

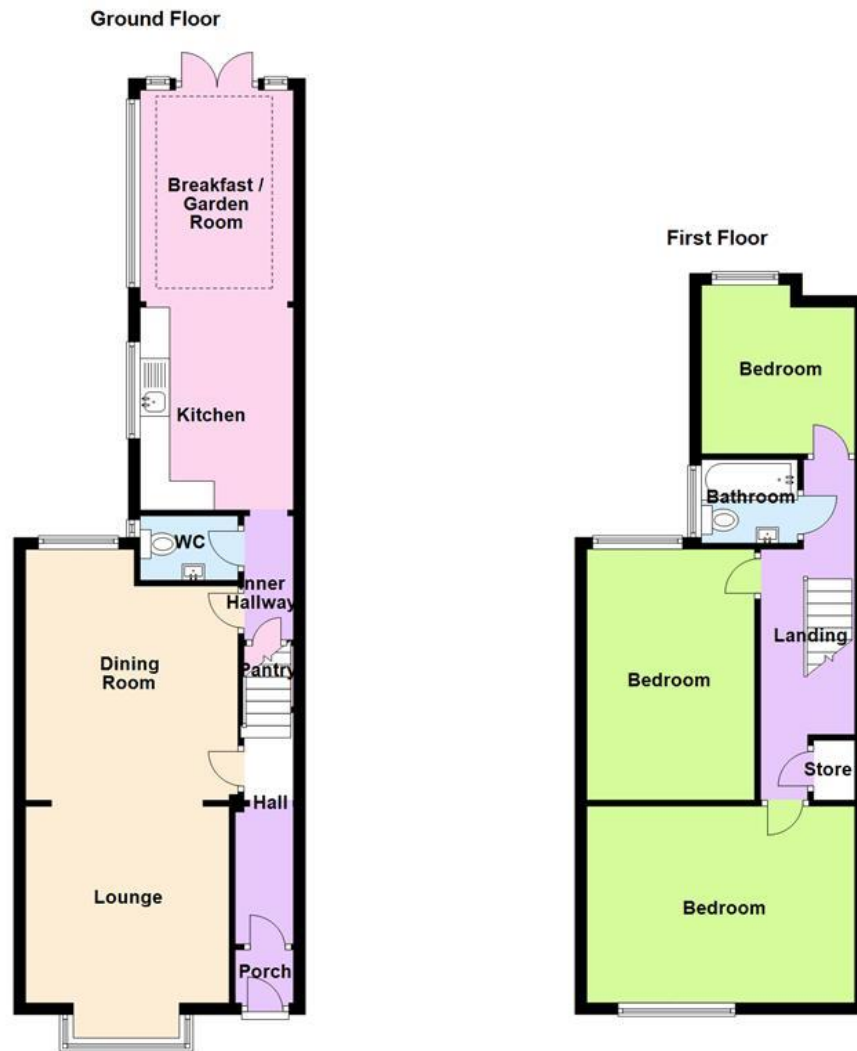
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 24th April 2024

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
Council tax band: C
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

