



Chelmsley Lane, Marston Green

Offers Over £400,000

- LARGER STYLE, EXTENDED SEMI DETACHED HOUSE
- LOUNGE & DINING ROOM
- THREE DOUBLE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- SIZEABLE REAR GARDEN
- NO ONWARD CHAIN/HUGE POTENTIAL
- RE FITTED KITCHEN AND UTILITY/WC
- FOUR PIECE BATHROOM
- LARGE DRIVEWAY
- SELF CONTAINED ANNEXE

A larger style, extended semi detached house on a sought after road in Marston Green with HUGE POTENTIAL to extend and the benefit of no onward chain. This lovely property really is the perfect family home with it's spacious rooms and sizeable rear garden. In a superb location near to a wealth of facilities and transport links and comprising - entrance hall, lounge, extended dining room, extended and re fitted kitchen and utility/WC to the ground floor. Upstairs there are three double bedrooms and a four piece bathroom. Further benefiting from central heating, double glazing, driveway for multiple vehicles and two bedroom self contained annexe.

FRONT

Off road parking for multiple vehicles via a block paved driveway with a fence and wall to the perimeter and access to a UPVC opaque double glazed door to:-

ENTRANCE HALL

Stairs to the first floor, built in storage cupboard, radiator, ceiling lights and doors to:-

LOUNGE

13'2 max x 22'11 max (4.01m max x 6.99m max)

Double glazed window to the front, two radiators, fireplace, power and light points and door to the lobby

EXTENDED, RE FITTED KITCHEN

7'8 x 22'7 (2.34m x 6.88m)



Re fitted with a good range of eye level, drawer and base units with a work surface over incorporating a one and a half bowl sink/drainage with mixer tap and laminate splash backs. Integrated fridge and freezer, space for a cooker with an extractor hood over and wall mounted boiler. Breakfast bar, UPVC opaque double glazed door to the side of the property, double glazed windows to the front and rear, tiled floor with under floor heating, power and light points and door to:-

LOBBY

Ceiling light point, door to the lounge and doors to:-

UTILITY/WC

Fitted with a low level flush WC and a vanity sink. Work surface with space and plumbing beneath for appliances, aqua paneling to walls, power and light points

EXTENDED DINING ROOM

17'8 x 11'3 (5.38m x 3.43m)

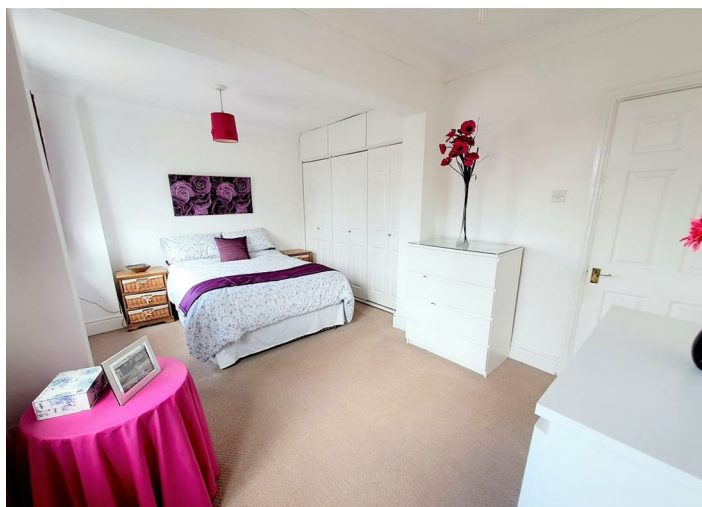
Double glazed patio doors onto the patio, radiator, laminate flooring, power and light points

LANDING

Double glazed window to the rear, built in storage cupboard, loft access, ceiling light point and doors to:-

BEDROOM ONE

15'7 max x 9'10 to wardrobes (4.75m max x 3.00m to wardrobes)



Two double glazed windows to the front, radiator, built in wardrobes, power and light points

BEDROOM TWO

11'4 x 13'3 (3.45m x 4.04m)



Double glazed window to the front, radiator, power and light points

BEDROOM THREE

10'4 to wardrobes x 9'2 (3.15m to wardrobes x 2.79m)

Double glazed window to the rear, radiator, built in wardrobes, power and light points

FOUR PIECE BATHROOM **7'8 x 10'4 (2.34m x 3.15m)**



Fitted with a paneled bath, shower cubicle with electric shower, pedestal wash basin and a low level flush WC. Tiling to a full height, opaque double glazed window to the rear, radiator and ceiling light point

SIZEABLE REAR GARDEN



This larger than average rear garden is mostly laid to lawn with a generous patio to the fore. There is a timber decked seating area to the side and rear, shrub borders, two timber storage sheds, fencing to the perimeters and a path leading to the self contained annexe. Beyond the annexe there are timber gates leading to a further section of land

SELF CONTAINED ANNEXE



With a compsite door to:-

OPEN PLAN LIVING **20'4 x 13'6 (6.20m x 4.11m)**

Double glazed window to the front, wall mounted storage heater, power and light points and opening onto the kitchen area. Fitted with a range of eye level, drawer and base units with a work surface over incorporating a stainless steel sink/drainer with mixer tap and tiling to splash prone areas. Fitted electric oven, inset ceramic hob and space and plumbing for other appliances, laminate flooring, power and light points and doors to:-

BEDROOM ONE **10' x 11'7 (3.05m x 3.53m)**

Power and light points

BEDROOM TWO **6'1 x 11'7 (1.85m x 3.53m)**

Power and light points

SHOWER ROOM

Fitted with a shower cubicle with electric shower, pedestal wash basin and a low level flush WC. Tiling to a full height and ceiling spot lights.

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



Total area: approx. 190.4 sq. metres (2049.5 sq. feet)

TENURE: We are advised that the property is **FREEHOLD**

COUNCIL TAX BAND: C

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
84 Chelmsley Lane Marston
Green Birmingham B37 7BP

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	