



- Two bed roomed, semi detached family home on a popular estate
- Master being double and boasting built-in wardrobes
- Well-appointed family bathroom
- Spacious lounge with understairs storage
- Open breakfast kitchen through dining space
- Attractive rear garden lined by timber fencing
- Front drive having allocated parking
- Delightfully positioned close to commuter links & amenities
- Potential for Freehold to be purchased upon completion
- Scope for modernisation



38 Marshbrook Road, Erdington, B24 0NJ ~ Offers around £200,000

Scope for improvement, modernisation and personalisation is offered within this leasehold, two bedrooomed semi detached family home in Erdington, having the opportunity to become freehold upon completion subject to suitable offer being made. Positioned enviably off the famous Chester Road offering its vast array of local shopping amenities, facilities and daily essentials, Pype Hayes park can be found within a short walk and a variety of educational institutions for all ages. Readily available bus services provide ease of commute to surrounding town and city centre locations, the cross city rail line can be accessed near Wylde Green at Chester Road station. Benefitting from the provision of gas central heating and PVC double glazing (both where specified), the potential for updating in this home is staggering. Currently briefly comprising: entrance hall, spacious family lounge having understairs storage, a door opens to a fitted kitchen through dining space with sliding patio doors to rear garden. To the first floor, two double bedrooms are offered, the master comprising built-in wardrobes, all bedrooms are serviced by a family bathroom. Externally, a tarmac allocated parking space is provided, to the rear, patio leads from the accommodation and progresses to lawn. To fully appreciate the accommodation on offer, we highly recommend internal inspection. EPC Rating C.

Set back from the road behind a tarmac drive, access is gained into the accommodation via a PVC double glazed, obscure door into:

ENTRANCE HALL: Doors give access to lounge, radiator, stairs off to first floor.

FAMILY LOUNGE: 13'03" x 10'01": PVC double glazed window to fore, gas coal-effect fire set on a granite style hearth having matching surround and period mantle over, radiator, door to understairs storage and entrance hall, further door to:

FITTED KITCHEN THROUGH DINING SPACE: 13'05" x 8'06": PVC double glazed window and sliding patio doors lead to rear garden, matching wall and base units with integrated oven, recesses for washing machine and fridge/freezer, edged work surfaces having four ring gas hob with extractor over, sink drainer unit, tiled splashbacks, radiator, space for dining table, door back to lounge, recently updated boiler housed within wall unit.

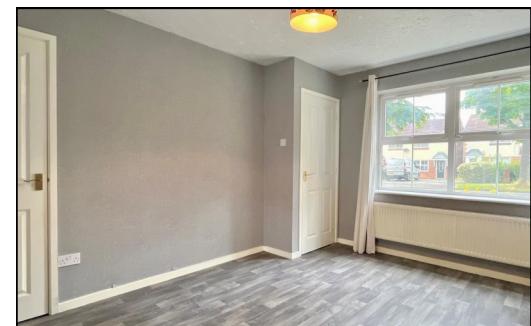
STAIRS AND LANDING: PVC double glazed obscure window to side, doors open to two double bedrooms and a family bathroom.

BEDROOM ONE: 11'03" x 11'02": PVC double glazed window to fore, space for double bed and complimenting suite, built-in wardrobe and over stairs storage, radiator, door back to landing.

BEDROOM TWO: 10'06" x 6'05": PVC double glazed window to rear, space for double bed and wardrobe, radiator, door back to landing.

BATHROOM: PVC double glazed obscure window to rear, suite comprising bath with glazed splash screen to side, low level WC and vanity wash hand basin, radiator, tiled splashbacks, door back to landing.

REAR GARDEN: Paved patio leads from the accommodation and advances to lawn, timber fencing lines the perimeter and houses trees/shrubs, access down to the side of the home is provided with access being gained back into the property via double glazed sliding doors into kitchen/dining space.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

TENURE:

We have been informed by the vendors that the property is Leasehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND:

B

FIXTURES & FITTINGS:

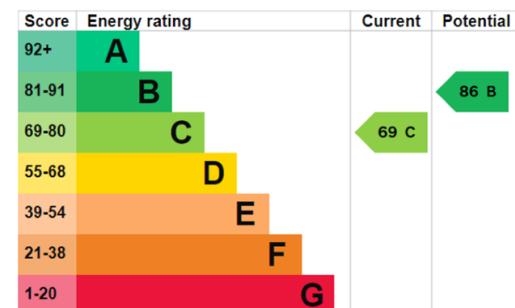
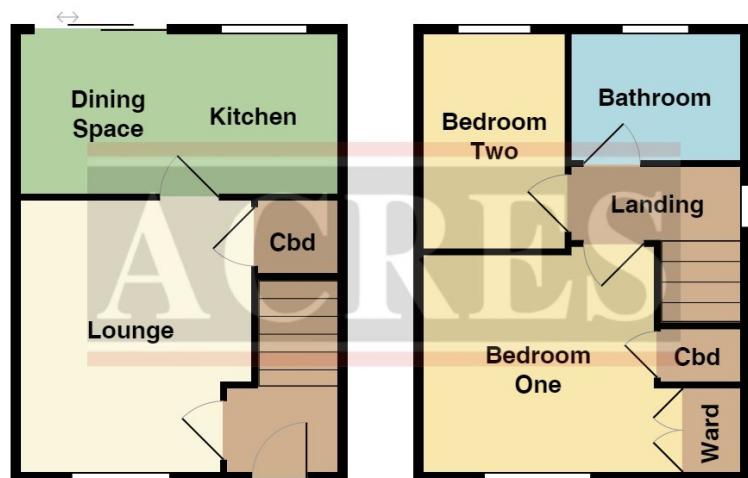
As per sales details.

VIEWING:

Recommended via Acres on 0121 313 2888



Marshbrook Road, B24 0NJ



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.