

Connells

Mariner Avenue
Birmingham

Mariner Avenue
Birmingham, B16 9DF

for sale
£290,000







Connells Estate Agents are pleased to offer to the market this well presented three bedroom, detached property. The property is located within a quiet cul-de-sac, in the popular & convenient residential suburb of Edgbaston, in close proximity to Birmingham City Centre, Queen Elizabeth Hospital, The University of Birmingham and Birmingham City University. The property also boasts excellent transport links as it is within walking distance of Hagley Road and Five Ways Train Station.

The property comprises in more detail: On approach to the property is a laid to lawn fore garden, driveway giving access to the garage, entrance porch, living room, modern fitted kitchen diner. Stairs ascend from the living room to the first floor accommodation leads to three bedrooms and a family bathroom.

Ground Floor

Entrance Porch

Having a double glazed front entrance door, tiled flooring and door to lounge

Lounge

With a double glazed window to the front, electric fireplace, gas central heated radiator, telephone and TV points with door leading to kitchen.

Kitchen

A fitted kitchen with a range of wall and base units with inset sink drainer, work surfaces over, splashback tiling, oven with gas hob, cooker hood over, double glazed window, under stairs storage and door to garden.

First Floor

Landing

Having carpeted flooring, ceiling light point and doors to bedrooms, storage cupboard and bathroom

Bedroom One

Having a double glazed window to the front aspect, radiator, carpeted flooring and fitted wardrobe.

Bedroom Two

Having a double glazed window to the rear aspect, radiator and carpeted flooring

Bedroom Three

Having a double glazed window to the front aspect, radiator, carpeted flooring and storage cupboard

Bathroom

A modern bathroom suite to comprise of bathroom with shower over, low level W.C, wash hand basin, full tiling and double glazed window to the rear.

Outside

Front Garden

Having a driveway suitable for multiple vehicles, with laid to lawn and access to the front entrance door and garage door.

Rear Garden

Being an enclosed rear garden with patio and laid to lawn areas with various mature shrubs and plants surrounding.

Garage

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks







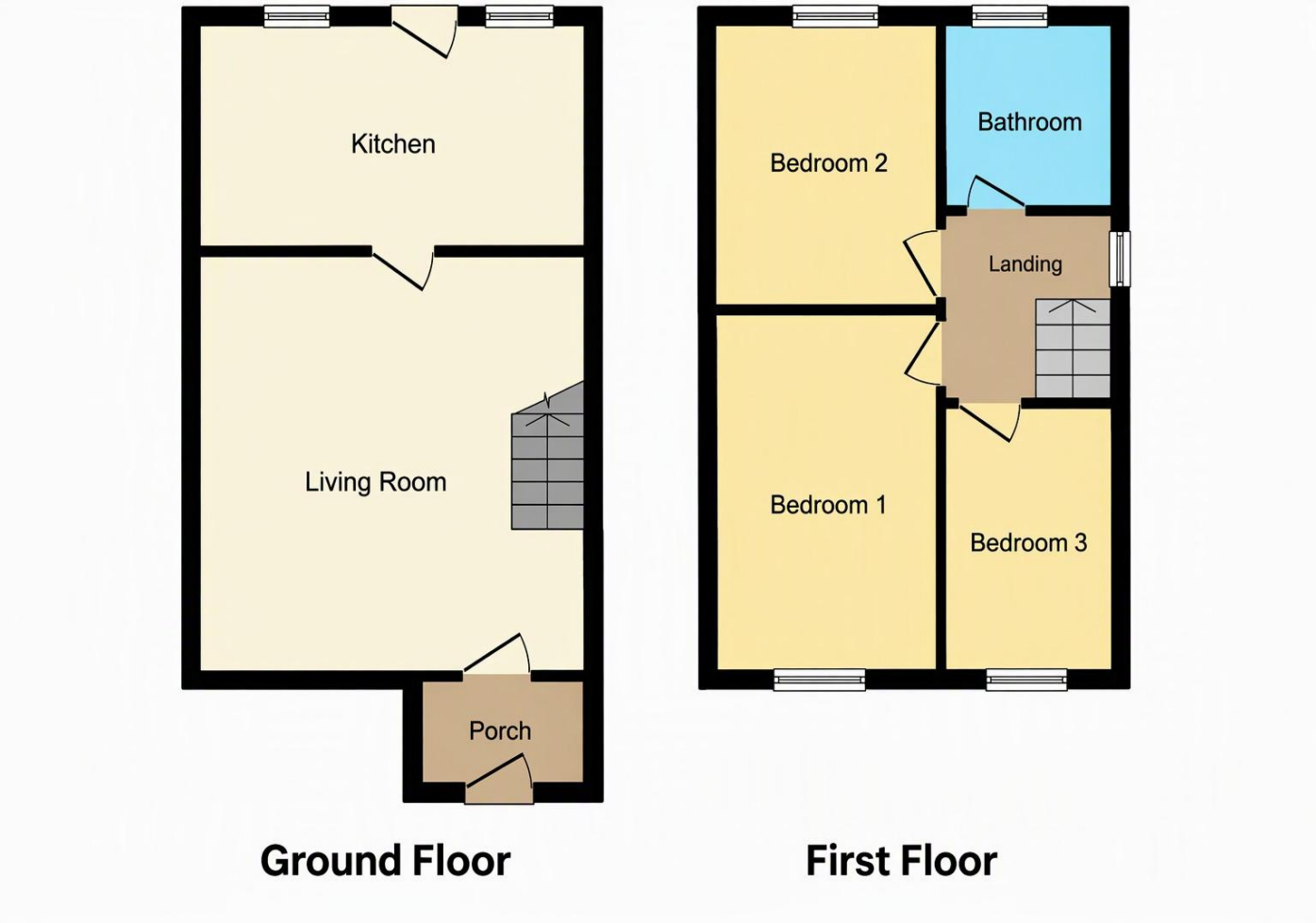












To view this property please contact Connells on

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145 Great Charles Street Queensway
BIRMINGHAM B3 3LP

EPC Rating: D

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/DIG114258

1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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