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for sale

offers over **£450,000 Freehold**



Marsh Hill Birmingham B23 7DU

- Energy Rating: B
- Five bedroom semi-detached house
- Approx. 1,521 sq ft of accommodation
- Two reception rooms
- Spacious kitchen



Property Details

Porch
Double glazed entrance door leading into the property.

Entrance Hall
Stairs rising to the first floor and doors leading to principal ground floor accommodation.

Lounge
11'6" x 10'2" (3.50m x 3.09m)

Situated to the front elevation with space for a range of living room furniture.

Living Room
12'2" x 10'4" (3.70m x 3.14m)

Additional reception room with access through to the conservatory, providing flexible family living space.

Conservatory
16'7" x 9'11" (5.05m x 3.03m)

A generous addition overlooking the rear garden with ample space for seating and dining.

Kitchen
16'9" x 12'10" (5.10m x 3.90m)

Fitted with a range of wall and base units with work surfaces over, sink and drainer, space for appliances and access to the rear garden.

Ground Floor Bedroom
14'10" x 7'11" (4.53m x 2.41m)

Versatile room suitable as a bedroom, home office or playroom.

Wetroom
6'7" x 5'7" (2.00m x 1.70m)

Comprising shower area, wash hand basin and WC.

First Floor Landing
Providing access to all first-floor rooms.

Bedroom One
15'9" x 11'2" (4.80m x 3.40m)

Generous double bedroom to the front elevation.

Bedroom Two
13'5" x 11'10" (4.10m x 3.60m)

Spacious double bedroom.

Bedroom Three
9'10" x 7'11" (2.99m x 2.41m)

Very well-proportioned bedroom overlooking the rear aspect.

Bedroom Four
9'2" x 8'10" (2.80m x 2.70m)

Family Bathroom
9'2" x 6'3" (2.80m x 1.90m)

Fitted with a bath and wash hand basin.

Separate Wc
Low-level WC serving the first floor accommodation.







To view this property please contact Burchell Edwards on

T 0121 373 6320
E erdington@burchelledwards.co.uk

Unit 3 Queens Court, Gravelly Hill Erdington
BIRMINGHAM B23 6BJ

Property Ref: ERD208355 - 0005

Tenure:Freehold EPC Rating: B

Council Tax Band: C

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