



Offers in the Region
Of £535,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: F

Marston Green Birmingham

Byford Way Marston Green
Birmingham West Midlands

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Prepare to discover this stunning executive residence! A spacious five-bedroom detached home situated in the heart of Marston Green, Birmingham. With a functional design, this home guarantees a perfect lifestyle for you and your family.

Inside, the layout comprises an entrance hallway, two guest WC's, a living room, dining room, conservatory, breakfast kitchen, utility room, and laundry room. Moving upstairs reveals a family bathroom and five bedrooms, two of which feature their own En-suite shower rooms. The property boasts a generous plot with ample parking, a garage, and a private rear garden perfect for outdoor activities or relaxation. Nestled in Marston Green's highly sought-after neighbourhood, this home offers unparalleled convenience, being close to local amenities, schools, and transport links, providing easy access to Birmingham city centre and major transportation hubs for a vibrant urban lifestyle.

- Modern Executive Detached Family Home
- Living Room, Dining Room & Conservatory
- Kitchen/Breakfast Room, Utility & Laundry
- Two Guest WC's, Two En-Suites & Family Bathroom
- Large Driveway, Garage & Rear Garden

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

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Entrance Porch

Accessed through a double glazed entrance door with a secure internal glazed entrance door leading through into the entrance hallway.

Entrance Hallway

Having tiled flooring, radiator, and understairs cupboard.

Guest WC 6' 2" x 3' 3" (1.87m x 0.99m)

Fitted with a white suite comprising of a low-level WC, and pedestal wash hand basin. There is also double glazed window to the front and a radiator.

Living Room 16' 5" x 12' 4" (5.05m x 3.76m) (maximum measurements)

A bright & spacious reception room with a living flame fire set within a decorative surround, wood effect flooring, radiator, and double glazed bay window to the front elevation.

Dining Room 10' 7" x 12' 7" (3.22m x 3.83m)

A second spacious reception room with wood effect flooring, radiator, and double glazed double doors leading directly out to the garden.

Kitchen 10' 8" x 15' 10" (3.25m x 4.82m) (max)

A modern kitchen fitted with wall, base & drawer units and work surfaces over incorporating a 1.5 bowl sink drainer & mixer tap, and appliances which include, oven, hob with hood over, & microwave. There is tiled effect flooring, radiator, double glazed window to the rear elevation, and double glazed double doors leading to the conservatory.



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Conservatory 12' 11" x 9' 7" (3.94m x 2.93m)

A brick based conservatory with double doors leading out into the garden, and having wood effect flooring.

Utility 6' 0" x 8' 0" (1.84m x 2.44m)

Fitted with wall & base units with fitted work surface over incorporating a 1.5 bowl sink drainer with mixer tap, and having spaces for appliances. There is also a wall mounted gas central heating boiler, tiled effect flooring, radiator, a double glazed window to the rear elevation, and a double glazed rear door.

Second Guest WC 2' 9" x 4' 6" (0.83m x 1.38m)

Having a WC and pedestal wash hand basin. There is also tiled effect flooring, radiator, and double glazed window to the side elevation.

Laundry Room 9' 4" x 8' 3" (2.84m x 2.52m)

Fitted with wall, base & drawer units and work surfaces incorporating a 1.5 bowl sink drainer & mixer tap and door into garage.

First Floor Landing

Having a loft hatch, airing cupboard, and radiator.

Bedroom One 11' 5" x 16' 1" (3.47m x 4.90m)

A large double bedroom with two built-in double wardrobes, radiator, and double glazed window to front elevation. There is also an additional storage cupboard.

En-suite (Bedroom One) 6' 4" x 6' 9" (1.92m x 2.06m)

Fitted with a WC, wash hand basin & tiled shower cubicle. There is also a radiator, and double glazed window to the front elevation.

Bedroom Two 17' 7" x 8' 1" (5.37m x 2.47m)

Having wood effect flooring, radiator, double glazed window to front elevation.

En-suite (Bedroom Two) 3' 11" x 8' 1" (1.20m x 2.47m)

Fitted with a white suite comprising WC, pedestal wash hand basin & tiled shower cubicle. There is also tiled effect flooring, radiator, and double glazed skylight window to front elevation.

Bedroom Three 10' 8" x 9' 11" (3.26m x 3.02m)

Having two built-in wardrobes, radiator, double glazed window to rear elevation.

Bedroom Four 14' 5" x 8' 11" (4.40m x 2.71m) (max)

Having double glazed window to front elevation, and radiator.

Bedroom Five 7' 11" x 8' 5" (2.41m x 2.57m) (max)

Having built-in wardrobe, radiator, double glazed window to rear elevation, and wood effect flooring.

Family Bathroom 7' 0" x 6' 11" (2.14m x 2.10m)

Fitted with a white suite comprising of a WC, pedestal wash hand basin, panelled bath with mains shower over. There is also a radiator, and double glazed window to rear elevation.

Outside Front

The property is approached over a shared access driveway which in turn leads on to the properties own private drive providing off-street parking and access into the Garage.

Garage

A 1.5 garage with two up and over garage doors, and a door to one side of the garage leading into a laundry room.

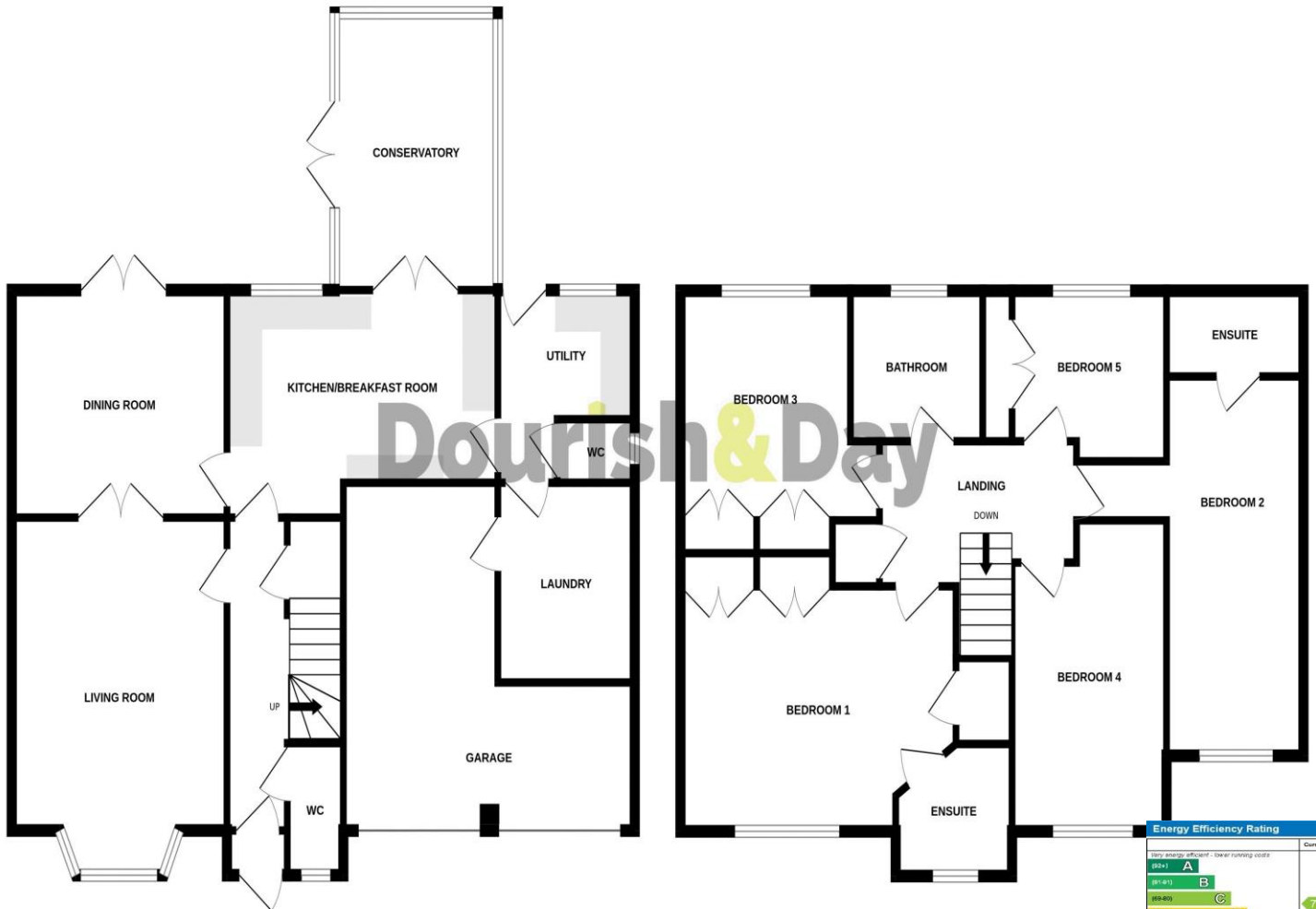
Outside Rear

A large enclosed garden with gated side access, a covered side store, lawn, artificial turf and paved and decked seating areas.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Very energy efficient - higher running costs		71	79

England & Wales EU Directive 2002/91/EC
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