



**76 Marie Drive, Acocks Green,
Birmingham, B27 7NY**

Price Guide **£210,000**

- Four Bedroom End Townhouse
- Large Open Plan Lounge
- Breakfast Kitchen & Utility
- Ensuite & Family Bathroom
- Off Road Parking
- EPC Rating - D

0121 709 3300

76 Marie Drive, Acocks Green, Birmingham, B27 7NY

76 Marie Drive is a well presented and much improved four bedroom end townhouse that is conveniently located close to local amenities and excellent transport links. In brief the accommodation comprises: - entrance hallway, cloakroom/WC, spacious living room, breakfast kitchen, utility, landing, four first floor bedrooms, ensuite and family bathroom, driveway parking and private rear garden.

APPROACH

Via a deep lawn for garden with paved pathway leading to a UPVC double glazed stone porch entrance with internal UPVC double glazed French door to:-

ENTRANCE LOBBY

Double panel radiator, ceiling light point, door to cloakroom/WC and lounge.

CLOAKROOM-WC

Modern low level flush WC, hand wash basin with vanity cupboard, ceramic tiled floor and splashback, ceiling light point obscure UPVC double glazed bay window to front aspect.

THROUGH LOUNGE / DINER

24' 3" (7.4M) X 9' 2" (2.8M) 16' 1" (4.9M) MAX

Ornamental fireplace with coal-effect electric fire, TV aerial point, two single panel radiators, two ceiling light points, two wall light points, stairs rising to first floor landing, UPVC double glazed window to front aspect and UPVC double glazed sliding patio door to rear, sliding door to kitchen.

BREAKFAST KITCHEN

10' 6" (3.2M) X 9' 10" (3M)

A modern fitted kitchen comprises a range of light oak wall and base units with coordinated roll top work surface area, one and a half bowl stainless steel sink unit with mixer tap, integrated ceramic hob and Zanussi double oven, stainless steel extractor fan, single panel radiator, ceiling light point, UPVC double glazed window to the front aspect and obscure UPVC double glazed door to side aspect, door to:-

UTILITY

6' 11" (2.1M) X 4' 7" (1.4M)

Space and plumbing for a washing machine, built-in cupboards, Ferolli combi boiler, ceiling light point, obscure UPVC double glazed window to the rear aspect.



FIRST FLOOR LANDING

Loft access, ceiling light point, doors to bedroom one, bedroom two, bedroom three, bedroom four, bathroom and built-in cupboard.

BEDROOM ONE (FRONT)

10' 2" (3.1M) X 11' 2" (3.4M)

Fitted wardrobes with mirrored doors, single panel radiator, ceiling light point, UPVC double glazed window to the front aspect.



BEDROOM TWO (REAR)

10' 6" (3.2M) X 7' 10" (2.4M)

EXCLUDING WARDROBES SPACE

Fitted mirrored wardrobes, single panel radiator, ceiling point, UPVC double glazed window to the rear aspect.

BEDROOM THREE (REAR)

7' 3" (2.2M) X 5' 7" (1.7M)

Single panel radiator, ceiling light point, UPVC double glazed window to the rear aspect.

BEDROOM FOUR (FRONT)

10' 2" (3.1M) X 11' 2" (3.4M) INCLUDING WARDROBES

Fitted wardrobes, single panel radiator, ceiling light point, UPVC double glazed window to the front door and door to en-suite.



EN-SUITE

Coloured suite comprises low level flush WC, pedestal hand wash basin, shower enclosure with Triton thermostatic shower unit, complementary ceramic tiling to splash prone areas, double panel radiator, ceiling light point, obscure UPVC double glazed window to the side aspect.

SHOWER ROOM

Modern hand wash basin with vanity cupboard, shower enclosure with chrome thermostatic shower unit, complementary tiling to splash prone areas, ceiling light point, double panel radiator, UPVC double glazed window to the front aspect.

GARDEN

A paved patio leads to a lawned garden with wood panel fence perimeter and well-established borders.

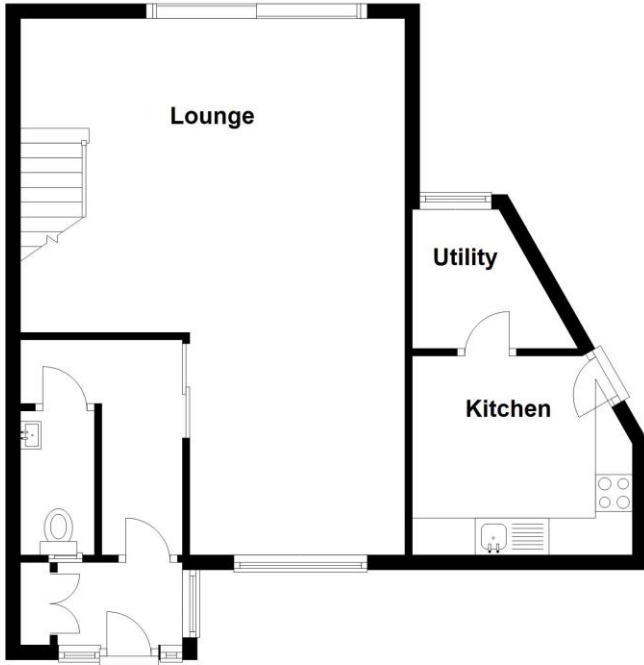
TENURE

We have been advised that the property is Freehold. This is subject to Solicitor verification.



Ground Floor

Approx. 52.0 sq. metres (559.7 sq. feet)



First Floor

Approx. 49.4 sq. metres (532.2 sq. feet)



Total area: approx. 101.4 sq. metres (1091.9 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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