Bartleys
Estate Agents









Willow End, Blackfirs Lane, Marston Green, Birmingham B37 7JE

Offers over £310,000

- Superb Development Opportunity
- Large Plot
- Scope for Enlargement (STPP)
- Two Reception Rooms
- No Chain
- Energy Efficiency Rating - E

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Willow End, Blackfirs Lane, Marston Green, Birmingham

A fantastic opportunity has arisen to acquire a superbly positioned detached bungalow offering enormous scope for development (STPP. The property requires complete refurbishment but is set on a fabulous sized plot with glorious countryside views to the rear across adjoining fields. This will appeal to somebody looking to put their stamp on a property to create a fabulous family home. The accommodation on offer consists of a inner porch, entrance hall, lounge, dining room, dining kitchen, double bedroom, bathroom, two further loft rooms & WC, extensive well established garden backing onto adjoining fields. No Chain



APPROACH
Via a lawned foregarden with deep driveway that enables off-road parking for several vehicles leading to entrance to:-

ENTRANCE HALLWAY
Inner porch with glazed door to hallway with wood effect flooring, ceiling light point, doors to dining room, lounge, kitchen, bathroom and bedroom one.

LOUNGE (FRONT)
15' 1" (4.6M) X 12' 10" (3.9M)
Ornamental fireplace with fire surround, double panel radiator, two ceiling light points, UPVC double glazed bay window to the front aspect.

DINING ROOM (FRONT)
12' 10" (3.9M) X 10' 10" (3.3M)
39 0 X 3 60
Ornamental fireplace, single panel radiator, ceiling light point, UPVC double glazed window to the front aspect stairs rising to first floor converted loft.



BEDROOM ONE (REAR)
12' 10" (3.9M) X 10' 10" (3.3M)
Built-in wardrobes, single panel radiator, ceiling light point, glazed door to conservatory.

FAMILY BATHROOM
Suite comprising low-level flush WC, hand wash basin, panel bath with separate shower cubicle, single panel radiator, wood effect flooring, ceiling light point, UPVC double glazed window to the rear aspect.

DINING KITCHEN
18' 4" (5.6M) X 12' 10" (3.9M)
A range of wall and base units with coordinated rolltop worksurfaces, stainless steel single drain sink unit, electric oven, space for appliances, wood effect flooring, two ceiling light points, ornamental fireplace with coal effect fire, double panel radiator, Main eco combi boiler, glazed door to side and rear aspects, door to conservatory/lean to.



LEAN TO / CONSERVATORY
18'0" (5.5M) X 5' 7" (1.7M)
Power, lighting and door to garden.

CONVERTED LOFT
Doors to loft room one and loft room two.

LOFT ROOM ONE (REAR)
14' 5" (4.4M) X 7' 3" (2.2M)
Double panel radiator, ceiling light point, doors to eaves storage, interconnecting doors, hand wash basin with vanity cupboard, UPVC double glazed window to the rear aspect,

LOFT ROOM TWO (FRONT)
19' 4" (5.9M) X 7' 3" (2.2M)
Double panel radiator, ceiling light point, UPVC double glazed window to the front aspect, built-in storage.

INNER LOBBY
With cloakroom / WC.

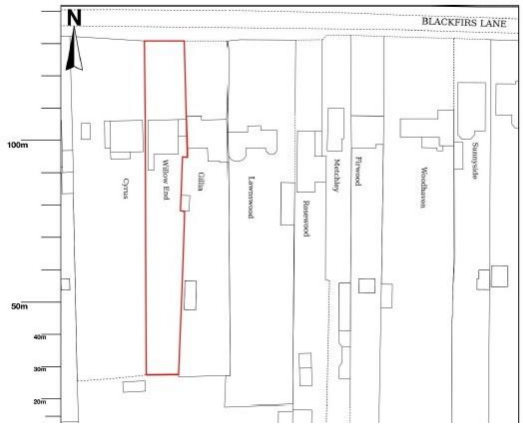
REAR GARDEN
Extensive garden that is mainly laid to lawn with outbuildings and a timber shed..

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

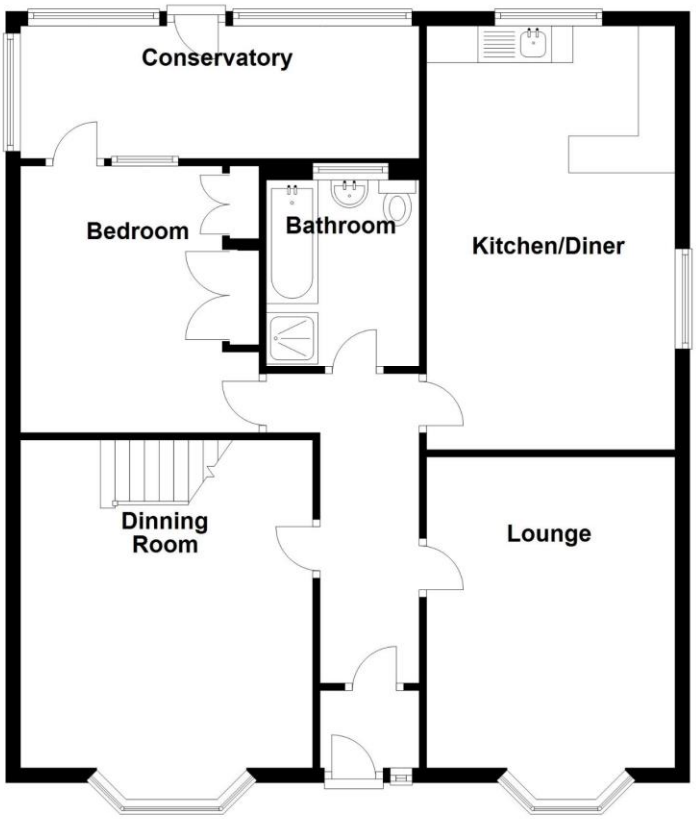




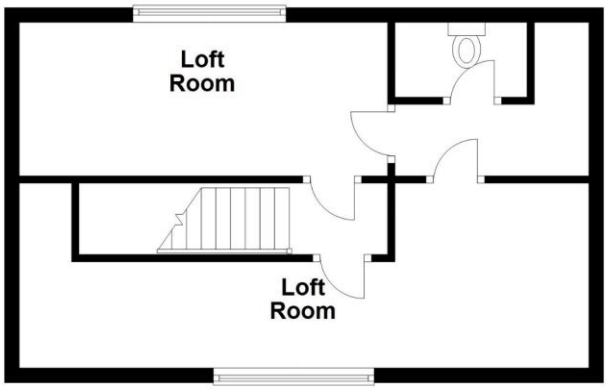
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Ground Floor



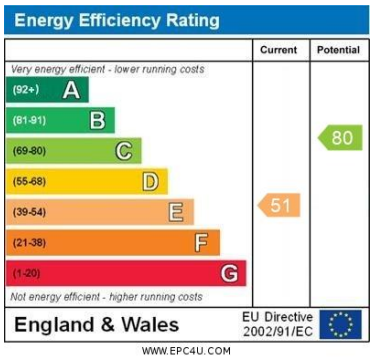
First Floor



Total area: approx. 126.3 sq. metres (1359.0 sq. feet)

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