Bartleys
Estate Agents









207 Elmdon Lane, Marston Green, B37 7DT

Price Guide £310,000

- Traditional Four Bedroom Semi
- Two Reception Rooms
- Kitchen & Utility
- Family Bathroom
- Large Mature Garden
- Energy Efficiency Rating -E

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207 Elmdon Lane, Marston Green, B37 7DT

207 Elmdon Lane is a fantastic five bedroom semi detached property located in the very sought after village of Marston Green that offers tremendous scope to refurbish and enlarge (STPP) into a fabulous family home. There is generous accommodation on offer comprising two large reception rooms, fitted kitchen, five generous bedrooms and a family bathroom with a fabulous large established rear garden that is a particular feature of this property and ample off road parking for several vehicles. No Chain

APPROACH
Block paved drive providing off road parking and borders.

ENTRANCE PORCH
Double glazed sliding doors to front elevation and double glazed window to side elevation.
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ENTRANCE HALLWAY
Door to front elevation, under stairs cupboard, a central heating radiator, coving and a ceiling light point.

DINING ROOM
14' 11" (4.55M) X 12' 4" (3.76M)
Double glazed bay window to front elevation, tiled fireplace, two wall light points, a central heating radiator, ceiling light point and coving.



LIVING ROOM
19'4" (5.89M) X 12'4" (3.76M)
Double glazed sliding patio doors, a central heating radiator, two ceiling light points, five wall light points and coving.
Kitchen.



KITCHEN
Fitted kitchen to comprise of a range of wall and base units with work surfaces over, incorporating a stainless steel sink and drainer, tiling to splash back areas, electric cooker, a central heating radiator, two ceiling light points, double glazed window to rear elevation and a door to:

UTILITY ROOM
7'10" (2.39M) X 5'7" (1.70M)
Wall units, plumbing for a washing machine, tiling and work surfaces.

STORE
Lights, double doors to garden, tiled flooring and Door to Guest W.C..



CLOAKROOM/WC
WC, single glazed window to rear elevation and a ceiling light point.
Landing

FIRST FLOOR
Loft access with drop down ladder to part boarded loft.

MASTER BEDROOM
13' 6" (4.11M) X 10' 4" (3.15M)
Double glazed bay window to front elevation, fitted wardrobes, a central heating radiator and a ceiling light point.



BEDROOM TWO
10' 6" (3.20M) X 10' 7" (3.23M)
Double glazed window to rear elevation, fitted wardrobes, a central heating radiator and a ceiling light point

BEDROOM THREE
7' 9" (2.36M) X 13' 6" (4.11M)
Double glazed window to front elevation, built in wardrobe, a central heating radiator and a ceiling light point.

BEDROOM FOUR
7' 10" (2.39M) X 7' 3" (2.21M)
Double glazed window to rear elevation, built in wardrobe, a central heating radiator and a ceiling light point.



BEDROOM FIVE
7' 4" (2.24M) X 6' 4" (1.93M)
Double glazed window to front elevation, built in wardrobes, a central heating radiator and a ceiling light point.

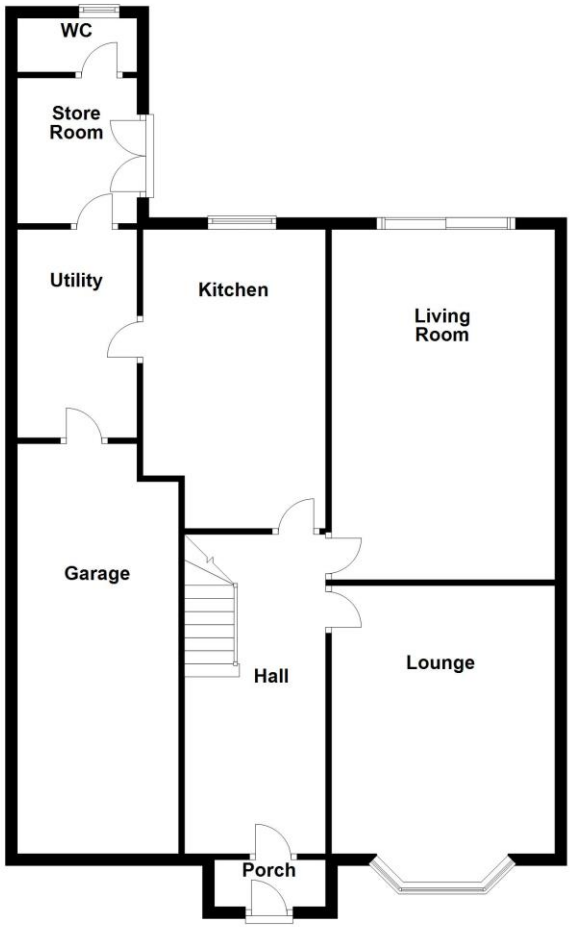
FAMILY BATHROOM
Double glazed windows to rear elevation, central heating radiator, W.C, wash hand basin, corner bath and wall & floor tiling.

SINGLE GARAGE
25' 3" (7.70M) X 8' 5" (2.56M)
Power, light, double doors and a door to the utility.

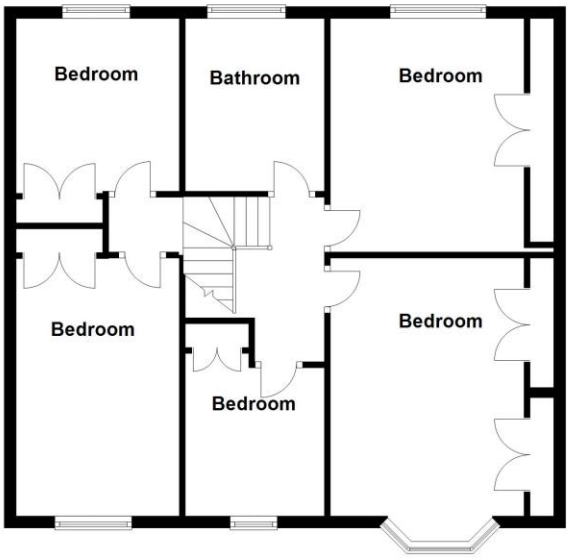
LARGE REAR GARDEN
Patio area leading to lawn, mature planting, external water supply, lighting, and partial fencing to boundaries.



Ground Floor
Approx. 104.5 sq. metres (1125.3 sq. feet)



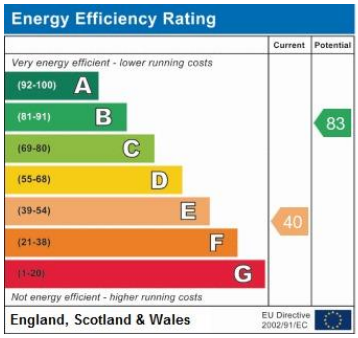
First Floor
Approx. 76.2 sq. metres (820.4 sq. feet)

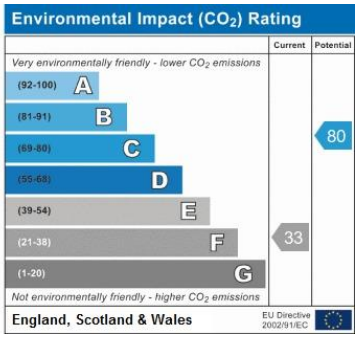


Total area: approx. 180.8 sq. metres (1945.7 sq. feet)

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