



Fulwell Mews, Birmingham

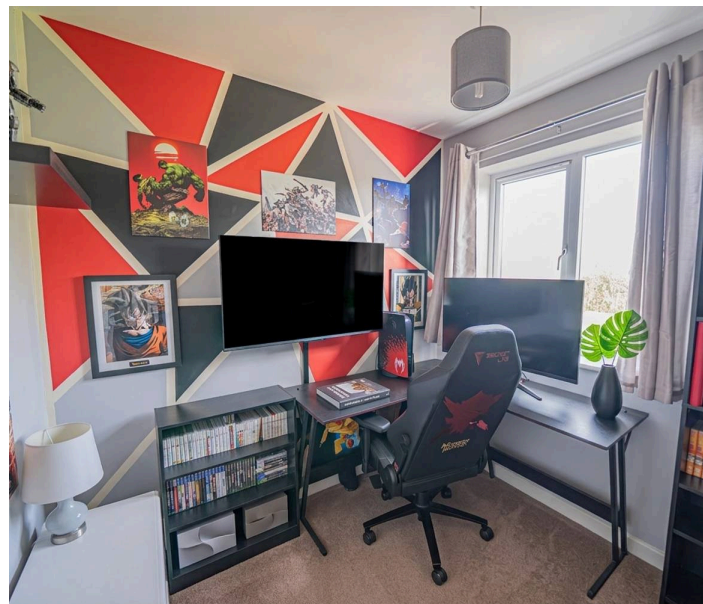
Offers Over £260,000

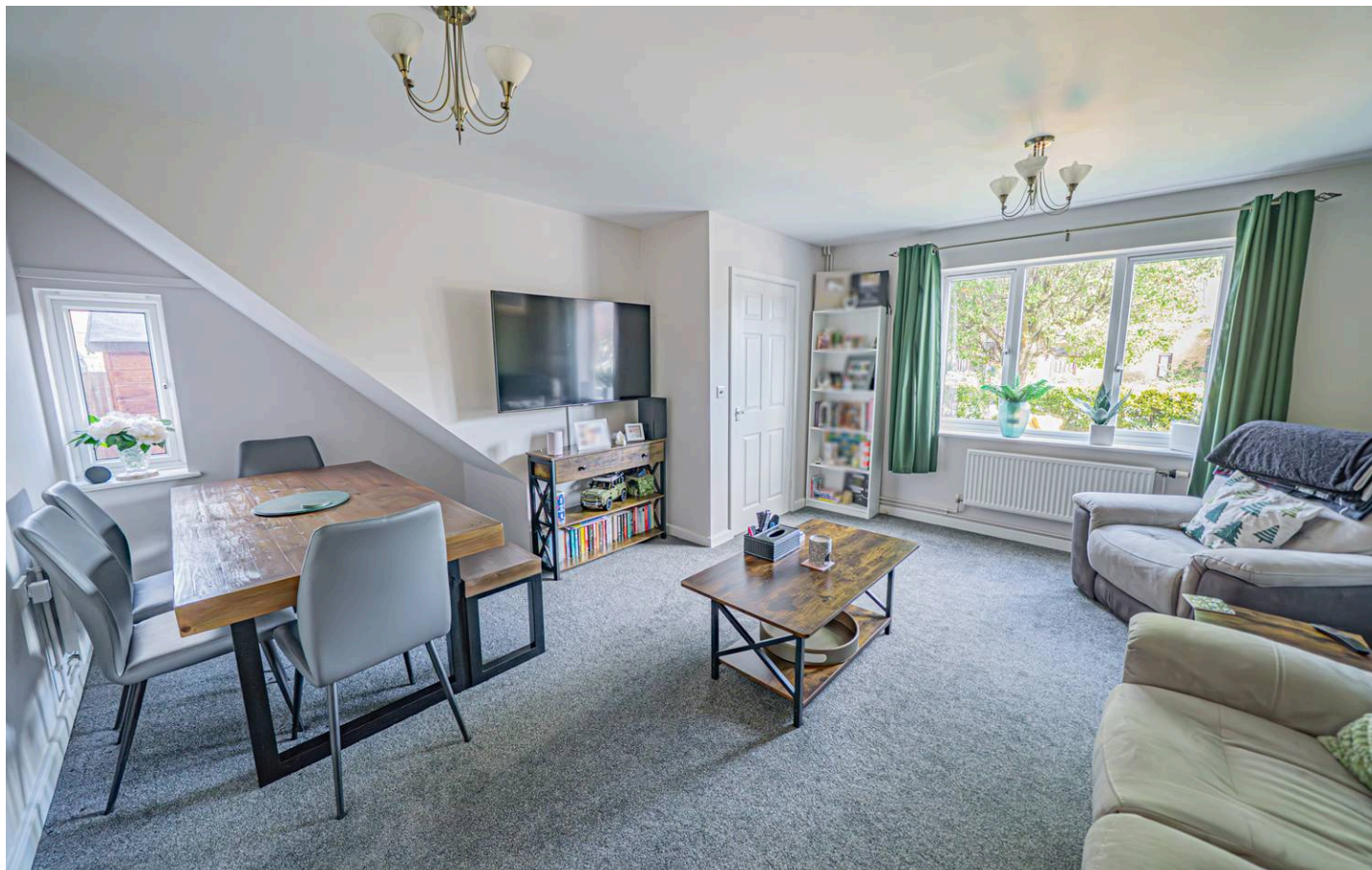




PROPERTY OVERVIEW

This well presented three bedroom semi-detached home is set within a quiet cul-de-sac, offering a peaceful yet convenient location close to local amenities. Approached via a tarmac driveway with parking for two cars, the property opens into a welcoming entrance hall that leads to a spacious lounge at the front of the house, featuring ample room for both relaxing and dining. The modern breakfast kitchen is situated to the rear, providing a stylish and functional space for cooking and casual dining, with views overlooking the landscaped garden. Upstairs, the first floor hosts three well proportioned bedrooms, each thoughtfully designed to offer comfortable accommodation, whether for family living or flexible use as a study or guest room. All bedrooms are serviced by a well appointed family bathroom, finished in contemporary style with quality fittings and fixtures. Throughout the property, neutral décor and tasteful finishes create a bright and airy atmosphere, making this an ideal home for those seeking a move-in ready option. Additional features include double glazing, gas central heating (ensuring year-round comfort), and practical storage solutions to maximise space. The property's location is particularly appealing, with easy access to schools, shops, and transport links, making daily life convenient for both families and professionals.





This attractive home combines modern living with a desirable setting, presenting an excellent opportunity for buyers looking to settle in a sought-after residential area. Early viewing is highly recommended to fully appreciate the quality and space on offer.

PROPERTY LOCATION

Marston Green is a highly sought after area of Birmingham, boasting excellent transport links including a train station with direct routes to London, Birmingham International Airport and Birmingham Grand Central. The area offers a range of local amenities, including shops, restaurants, green spaces and several sports clubs. Marston Green is the perfect place for those seeking a suburban lifestyle with easy access to nearby road, rail and airport.

Council Tax band: C

Tenure: Freehold





- Well Presented Three Bedroom Semi-Detached Home
- Set Behind A Tarmac Driveway With Parking For Two Cars
- Modern Breakfast Kitchen To The Rear With An Outlook Onto The Garden & A Large Lounge To The Front Benefitting From Dining Space
- To The First Floor Three Well Proportioned Bedrooms & All Of Which Are Serviced By A Well Appointed Family Bathroom
- To The Rear Of The Property Is A Landscaped Garden With A Patio Area
- Set On A Quiet Cul-De-Sac Close To Local Amenities

ENTRANCE HALL

LOUNGE/DINER

16' 4" x 15' 2" (4.97m x 4.62m)

BREAKFAST KITCHEN

9' 2" x 9' 11" (2.80m x 3.01m)

WC

FIRST FLOOR

BEDROOM ONE

9' 0" x 13' 3" (2.75m x 4.05m)

BEDROOM TWO

8' 7" x 11' 7" (2.62m x 3.54m)

BEDROOM THREE

7' 3" x 7' 5" (2.21m x 2.25m)

BATHROOM

6' 7" x 6' 8" (2.00m x 2.04m)

TOTAL SQUARE FOOTAGE

77.0 sq.m (825 sq.ft) approx.



OUTSIDE THE PROPERTY

TARMAC DRIVEWAY

LANDSCAPED GARDEN WITH PATIO

ITEMS INCLUDED IN THE SALE

Integrated oven, Integrated hob, Extractor, Dishwasher, Garden shed and All carpets and light fittings.

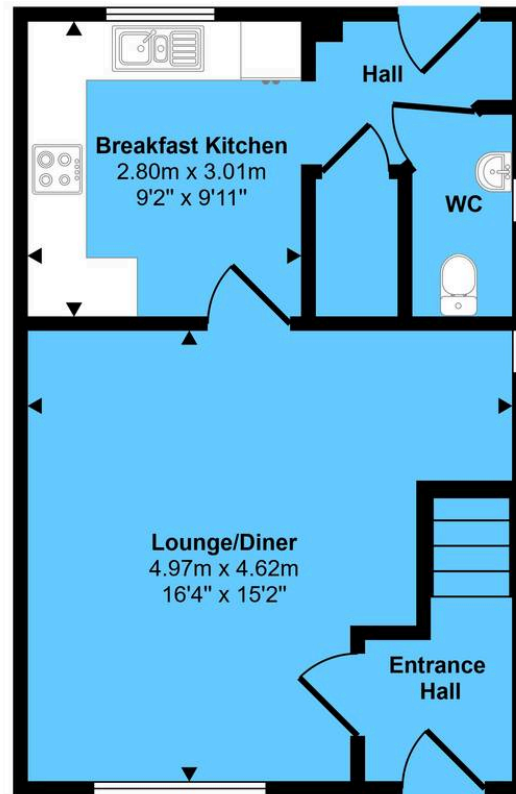
ADDITIONAL INFORMATION

Services – water on a meter, mains gas, electricity and sewers. Broadband – FTTP (fibre to the premises).

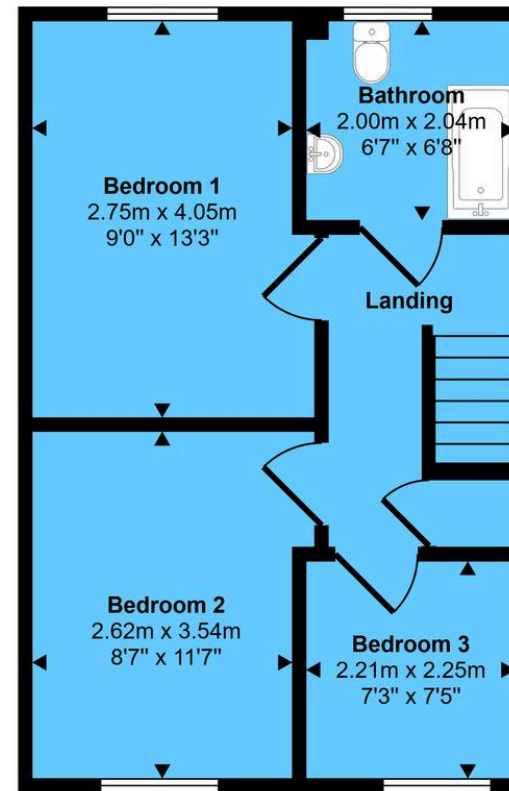
INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Approx Gross Internal Area
77 sq m / 825 sq ft



Ground Floor
Approx 38 sq m / 413 sq ft



First Floor
Approx 38 sq m / 413 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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