

**FOR SALE**



**Morven Road, Sutton Coldfield, B73 6NB**

**2 Bedrooms, 2 Shower Rooms, Detached Bungalow**

**Offers In Region Of £500,000**





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2 Bedrooms, 2 Shower Rooms

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- DETACHED BUNGALOW
- TWO BEDROOMS
- LOUNGE
- FITTED KITCHEN / DINER
- CONSERVATORY

Martin & Co are pleased to offer this well presented detached bungalow in the heart of Boldmere. Known for it's excellent schools, independent shops, cafes and restaurants along Boldmere Road. Close proximity to Sutton Park and great local transport links.

This lovely home features an enclosed porch entrance with hallway and door leading to the well proportioned lounge and modern fitted kitchen with dining area that leads onto a conservatory ideal for extended living. The bedrooms are generously sized with the master having shower room with three piece suite. There is an additional shower room with three piece suite

The rear garden is perfect for al fresco dining, relaxing in or entertaining guests. There is mature planting with patio ideal for garden furniture. To the front is a good sized driveway with lawn to the side.

This lovely homes comes with no upward chain.







PORCH

HALLWAY

LOUNGE 15' 10" x 11' 6" (4.83m x 3.51m)

FITTED KITCHEN / DINER 18' 1" x 10' 9" (5.51m x 3.28m)

CONSERVATORY 10' 3" x 10' 2" (3.12m x 3.1m)

BEDROOM ONE 16' 2" x 12' 10" (4.93m x 3.91m)

SHOWER ROOM 5' 9" x 5' 3" (1.75m x 1.6m)

BEDROOM TWO 16' 2" x 10' 11" (4.93m x 3.33m)

SHOWER ROOM 5' 10" x 5' 0" (1.78m x 1.52m)

GARAGE 15' 10" x 11' 6" (4.83m x 3.51m)

OFF ROAD PARKING

FRONT & REAR GARDENS

NO UPWARD CHAIN

GENERAL INFORMATION COUNCIL TAX BAND - E

FIXTURES AND FITTINGS as per sales brochure.

TENURE

Martin and Co has been informed that the property is freehold. The agent has not received confirmation from the vendor's solicitors and therefore would advise any interested parties to verify this information via their own solicitor.

Martin and Co has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate.





AWAITING EPC









## Martin & Co Sutton Coldfield

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.