

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Marlborough Road, Castle Bromwich, Birmingham, B36 0EL

Offers Over £325,000



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**** DETACHED - NO NOISE FROM NEIGHBOURS ** THREE BEDROOMS ** TWO RECEPTIONS ****

******* VIEWING IS HIGHLY RECOMMENDED ON THIS DETACHED PROPERTY *******

If you are looking for a DETACHED property but don't want the huge bills that come with the larger detached properties in the area then this could be the one for you. The property has a PRIVATE DRIVEWAY which allows two vehicles to park, and a shared driveway giving access to the REAR DETACHED GARAGE. Once inside the property there is an ENCLOSED PORCH area, entrance hallway, TWO RECEPTION ROOMS and a MODERNISED WELL EQUIPPED COMPACT KITCHEN area to the ground floor. To the first floor there are THREE GOOD SIZE BEDROOMS, a lovely open landing area, and a MODERN BATHROOM with a convenient separate WC to the side. To the rear of the property you will find a lovely private rear garden with a secluded hidden spot for a hot tub/summer house, and a DETACHED GARAGE. Energy Efficiency Rating:- Currently showing as an E - But this was prior to the modernisation carried out in the last 8 years.

Approach

The property is approached via the shared block paved driveway area which is shared with the neighbouring property, this area allows both properties access to their in-line rear detached garage, and to:-

Private Front Garden

White picket fence to the front and to one side of the private front garden/driveway area. The private block paved driveway offers off road parking for two vehicles (this could be made larger if you remove the following) raised kerbstone edging from the driveway to the decorative front garden area consisting of a garden laid mainly to lawn. Decorative entrance area with double glazed windows either side and above the composite door allowing access to:-

Entrance Porch

6'4" x 1'4" (1.93m x 0.41m)

Enclosed entrance porch with a storage cupboard either side housing the utility meters, wood effect tiling to the floor area, and a further set of glazed windows either side of the decorative glazed door allowing access to:-

Entrance Hallway

11'10" x 6'4" (3.61m x 1.93m)

Stairs rising to the first floor landing area with various storage cupboards below, radiator, and exposed, treated, stained and varnished real wood flooring. Doors to:-

Front Reception Room

12'4" into bay 10'5" to wall x 12'1" (3.76m into bay 3.18m to wall x 3.68m)

Double glazed curved bay window to the front, radiator, and an outer build chimney breast with flagstone/paved hearth and a working log burner fire inset. Exposed, treated, stained and varnished real wood flooring.

Rear Reception Room

13'11" x 10'5" (4.24m x 3.18m)

Double glazed windows either side of the double glazed door allowing access to/from the rear garden area. Decorative slate stone effect tiling to one focus wall housing an outer build chimney breast with flagstone/paved hearth and a working log burner fire inset.

Kitchen

10'8" x 7'10" (3.25m x 2.39m)

Range of grey modern style wall mounted and floor standing base units with a wood grain effect work surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Appliances build in consist of an under unit double oven, with an electric hob over and extractor above, and an eye level microwave to the opposite side of the kitchen area. Partly tiled walls, wood effect tiling to the floor area, and plumbing for a washing machine. Double glazed window to the side, further double glazed window to the rear and a double glazed door also to the rear allowing access to/from the rear garden area.

FIRST FLOOR

Landing

Loft access via the hatch area situated above the open landing area with a double glazed window to the side and doors to:-

Bedroom One

15'1" into bay 12'10" to wall x 10'1" (4.60m into bay 3.91m to wall x 3.07m)

Double glazed curved bay window to the front, and a radiator.



Bedroom Two

11'6" x 10' (3.51m x 3.05m)

Double glazed window to the rear and a radiator

Bedroom Three

8'6" x 8'1" (2.59m x 2.46m)

Double glazed window to the front, radiator, and a distressed wood effect flooring.

Family Bathroom

8' x 5'8" (2.44m x 1.73m)

Suite comprised of a panelled bath with a boiler fed rainfall shower over and further detachable head. Wash hand basin inset to a vanity unit providing storage below. Ladder style radiator, extractor fan to the ceiling over the bath area, wood effect flooring, tiling to the walls, storage cupboard and a double glazed window to the rear.

Separate WC

5'6" x 2'6" (1.68m x 0.76m)

Low flush WC, wood effect flooring and a double glazed window to the rear.

OUTSIDE

Rear Garden

Paved patio area leading to a garden laid mainly to lawn with mature

shrubbery and flower bed border to one side, paved pathway to the other side leading to the personal entrance into the garage area. Further shaped patio area to one rear corner of the garden area currently housing a summer house. Concealed private area to the rear of the garage currently housing the owners hot tub (not included with the sale). Fence perimeters bar the garage area with an access gate to the side leading to the shared driveway access area. Outside socket for the hot tub.

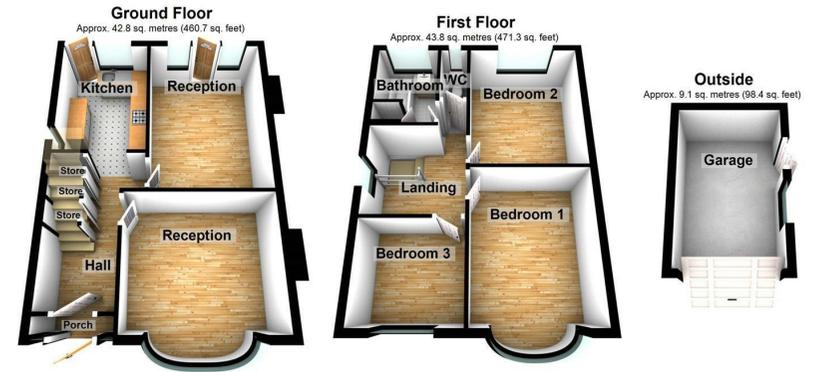
In-Line Rear Garage

unmeasured (unmeasured)

Up and over door to the front, personal door to the side into the rear garden area and a window also to the side into the rear garden area, electric supply, lighting, and a work surface is incorporated within the garage area.

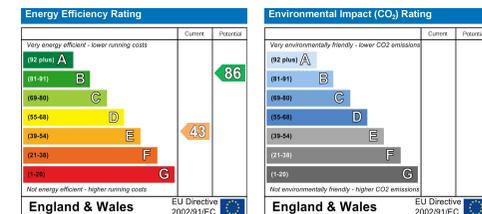
FURTHER INFORMATION

The EPC was prior to the modernisation and replacement of the boiler therefore not a true reflection of the current Energy Efficiency Rating
Rare Opportunity to buy one of the smaller Detached build on Marlborough Road
Modernised Throughout
External Chimney Breasts
No Work Needed - You can just move straight in



Total area: approx. 95.7 sq. metres (1030.4 sq. feet)

This plan is for illustration only and may not be representative of the property. Plan not to scale.
Plan produced using PlanUp.



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