

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Marlborough Road, Castle Bromwich, Birmingham, B36 0EL

£375,000



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**\*\*\* IMMACULATE THROUGHOUT \*\* THREE/FOUR DOUBLE BEDROOMS \*\* NO WORK NEEDED \*\*\***

This semi-detached property is situated on a popular road in Castle Bromwich so don't delay call us today to register your interest. The property consists of a DRIVEWAY for multiple vehicles, enclosed entrance porch, entrance hallway, THROUGH LOUNGE (was originally two rooms) a further reception/office/bedroom (originally the garage) modern REFITTED KITCHEN, leading to a modern REFITTED UTILITY which also allows direct access from the driveway to the rear garden, and a REFITTED GUEST WC to the ground floor. To the first floor there are THREE DOUBLE BEDROOMS and a modern REFITTED BATHROOM. The property also benefits from a private well maintained rear garden. Energy Efficiency Rating: E

### Front Garden/Driveway

Low wall retaining flower bed to the front, with a lawn area to one front corner of the garden area, fence border to one side and a raised kerb stone to the other side of the lock paved driveway providing off road parking for multiple vehicles. UPVC door to the side of the property area allowing access directly to the utility room, which has a straight through access to the rear garden area. Further double glazed door allowing access to:-

### Entrance Porch

**6'1" x 2'11" (1.85m x 0.89m)**

Enclosed entrance porch with double glazed windows to the front and to one side, pale grey wood effect flooring, and a wall mounted light. Further glazed windows either side of a glazed door allowing access to:-

### Entrance Hallway

**15'2" x 5'4" (4.62m x 1.63m)**

Stairs rising to the first floor landing area, with open space below, radiator, grey wood effect flooring to the floor area. Decorative coving finish to the ceiling, spotlights also inset to the ceiling area, and doors or openings to:-

### Through Lounge (was 2 previously)

**29' into bay 26'5" to wall x 10'10" (8.84m into bay 8.05m to wall x 3.30m)**

Double glazed curved bay window to the front with a curved bay radiator below, modern style electric fire on the chimney breast wall area. Decorative coving finish to the ceiling area and two ceiling roses also to the ceiling area. Double glazed window to the rear extending to one side to create a half bay area.

### Reception/Office/Further Bedroom (was the garage or

**14'7" x 7' (4.45m x 2.13m)**

Double glazed window to the front, further double glazed window to the side, radiator, and decorative coving finish to the ceiling area. Grey wood effect flooring extending through from the entrance hallway area.

### Kitchen

**10'9" max 7'4" min x 8'5" max 5'5" min (3.28m max 2.24m min x 2.57m max 1.65m min)**

Range of grey high gloss effect wall mounted and floor standing base units with a grey wood effect work surface over incorporating a grey sink and drainer unit with an extendable mixer tap over. Appliances built in consist of a under unit Beko oven, with a Neff Induction hob over and a

Neff stainless steel and glass effect extractor over. The kitchen also has an integral Hotpoint dishwasher. White brick design partly tiled walls, non-slip tiling to the floor area, and an alcove with plumbing for an American fridge/freezer (not included with the sale) Spotlights inset to the ceiling, vertical grey column design radiator, two double glazed windows to the rear. Door to the side into:-

### Utility Room

**8'11" x 7'11" max 6'1" min (2.72m x 2.41m max 1.85m min)**

Range of grey wall mounted and floor standing base units which match the kitchen area, there is a taller larger design cupboard with electric supply inside to conceal cordless charging of vacuums. The same grey wood effect work surface as the kitchen area with a stainless steel effect sink and drainer unit inset. Non-slip tiling to the floor area continuing through from the kitchen area, sky light to the ceiling, and white brick design partly tiled walls. Grey vertical column design radiator, UPVC door to the front allowing access to/from the driveway area, and a further UPVC door to the rear allowing a straight through access to the rear garden area. Internal door to:-



## Guest WC

5'2" x 2'7" (1.57m x 0.79m)

Boiler concealed in a grey wall unit above the concealed flush WC with wood effect panelling behind. Non-slip tiling continuing through from the utility area, and a double glazed window to the side.

## FIRST FLOOR

### Landing

Double glazed window to the side, decorative coving finish to the ceiling, and loft access via the pull down hatch area with pull down ladders leading to a partly boarded loft.

### Bedroom One

14'6" into bay 11'11" to wall x 10'11" (4.42m into bay 3.63m to wall x 3.33m)

Double glazed curved bay window to the front, radiator, and a decorative coving finish to the ceiling area.

### Bedroom Two

14'7" max 12' min x 10'11" (4.45m max 3.66m min x 3.33m)

Double glazed window to the rear extending to one side to create a half bay, radiator, decorative coving finish to the ceiling area and built in wardrobe with double access doors.

## Bedroom Three

10'5" max 6'3" min x 11'9" max 7'4" min (3.18m max 1.91m min x 3.58m max 2.24m min)

Double glazed window to the front, storage cupboard to the eaves, radiator, and a decorative coving finish to the ceiling.

## Family Bathroom

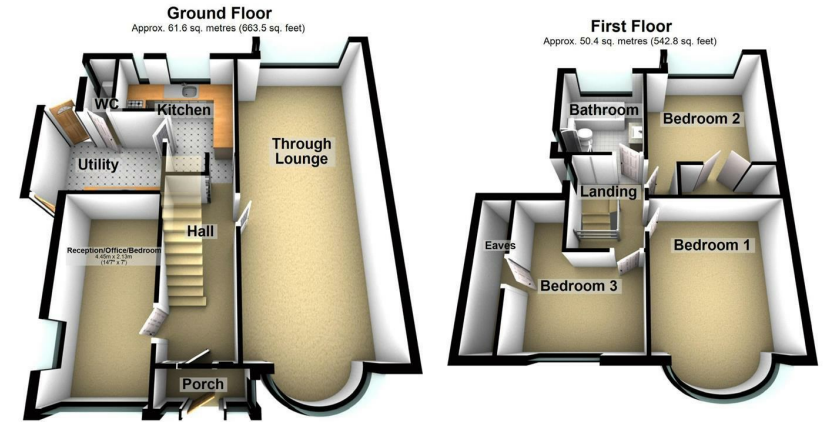
8'4" x 7'4" (2.44m x 2.22m x 2.13m x 2.22m)

Suite comprised of a panelled bath with a mixer tap shower attachment, corner shower cubicle, low flush WC, and a floating design vanity unit with a wash and basin inset. Tiling to the walls, non slip tiling to the floor area, ladder style radiator, spotlights inset to the ceiling, double glazed window to the rear and a further double glazed window to the side.

## OUTSIDE

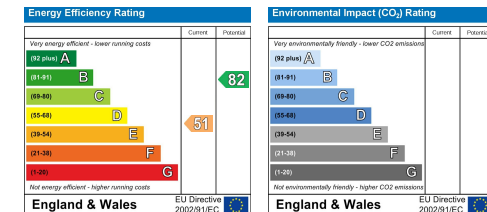
### Rear Garden

L-shaped patio area with lawn to one side extending to the rear of the patio area, with flower beds to either side. Low wall retaining flower bed either side of the paved steps allowing access to the lower tier garden area consisting of a garden laid mainly to lawn with a flower bed to one side. Timber shed to one rear corner, fence borders and an outside tap.



Total area: approx. 112.1 sq. metres (1206.4 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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