



## 41 Marlborough Road, Castle Bromwich, B36 0EJ

### Price £385,000

This extremely well presented traditional semi detached home situated in a popular residential location briefly comprises porch, hallway, lounge, refitted kitchen/diner, utility area, downstairs w/c, three good size bedrooms and refitted family bathroom. There is a rear garden and off road parking to the front. This property is an ideal family home and must be viewed to appreciate the standard of property on offer. Call now to view !



## Approach

Driveway to front providing off road parking.



## Porch

Double glazed French doors to front and wall light point.

## Hallway

Composite door to front, stairs to first floor accommodation, radiator and ceiling light point.



## Lounge

10'10 x 18'10 max into bay (3.30m x 5.74m max into bay)

Double glazed bay window to front, radiator and two ceiling light points.



## Kitchen/Diner

24'05 x 10'07 (7.44m x 3.23m)

Double glazed French doors leading to the rear garden, double glazed window to rear, having a range of high gloss wall base and drawer units, 1 1/2 sink unit with drainer and mixer tap,

induction hob, double oven, dishwasher, wine cooler, two radiators and spotlights to ceiling.



## Utility

10'03 x 7'05 (3.12m x 2.26m)

Single glazed window to side, plumbing for washing machine and tumble dryer, wall mounted central heating boiler, radiator and ceiling light point.

## Downstairs W/C

Low level w/c and ceiling light point.

## Landing

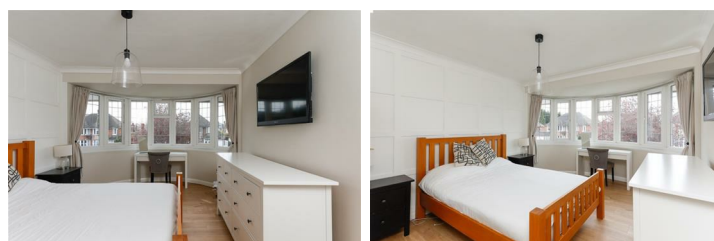
Double glazed obscure window to side, spotlights to ceiling.



## Bedroom One

16 max into bay x 10'11 (4.88m max into bay x 3.33m)

Double glazed bay window to front, radiator and ceiling light point.



## Bedroom Two

10'11 x 12'02 (3.33m x 3.71m)

Double glazed window to rear, loft access with ladder, radiator and ceiling light point.



### Bedroom Three

11'10 x 8'07 (3.61m x 2.62m)

Double glazed window to front, double glazed window to rear, radiator and ceiling light point.



### Bathroom

Double glazed window to rear, freestanding bath, low level w/c, separate shower cubicle with shower, wash hand basin, heated towel rail and spotlights to ceiling.



### Rear Garden

Gravelled patio area, mainly laid to lawn, enclosed to neighbouring boundaries, gated access to side.



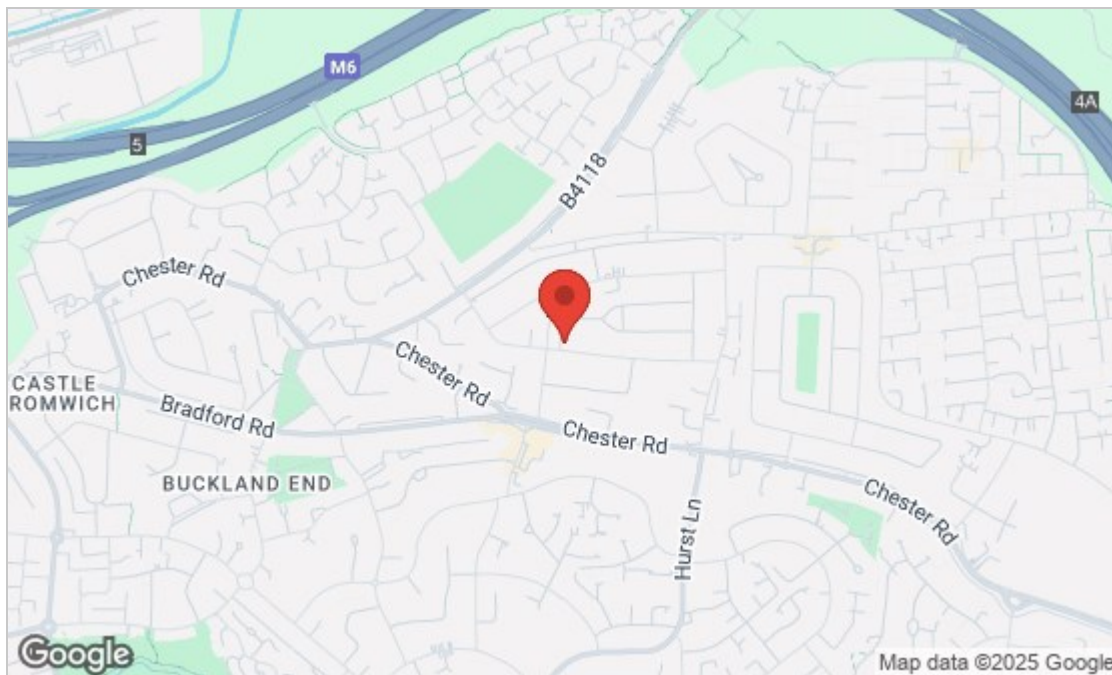
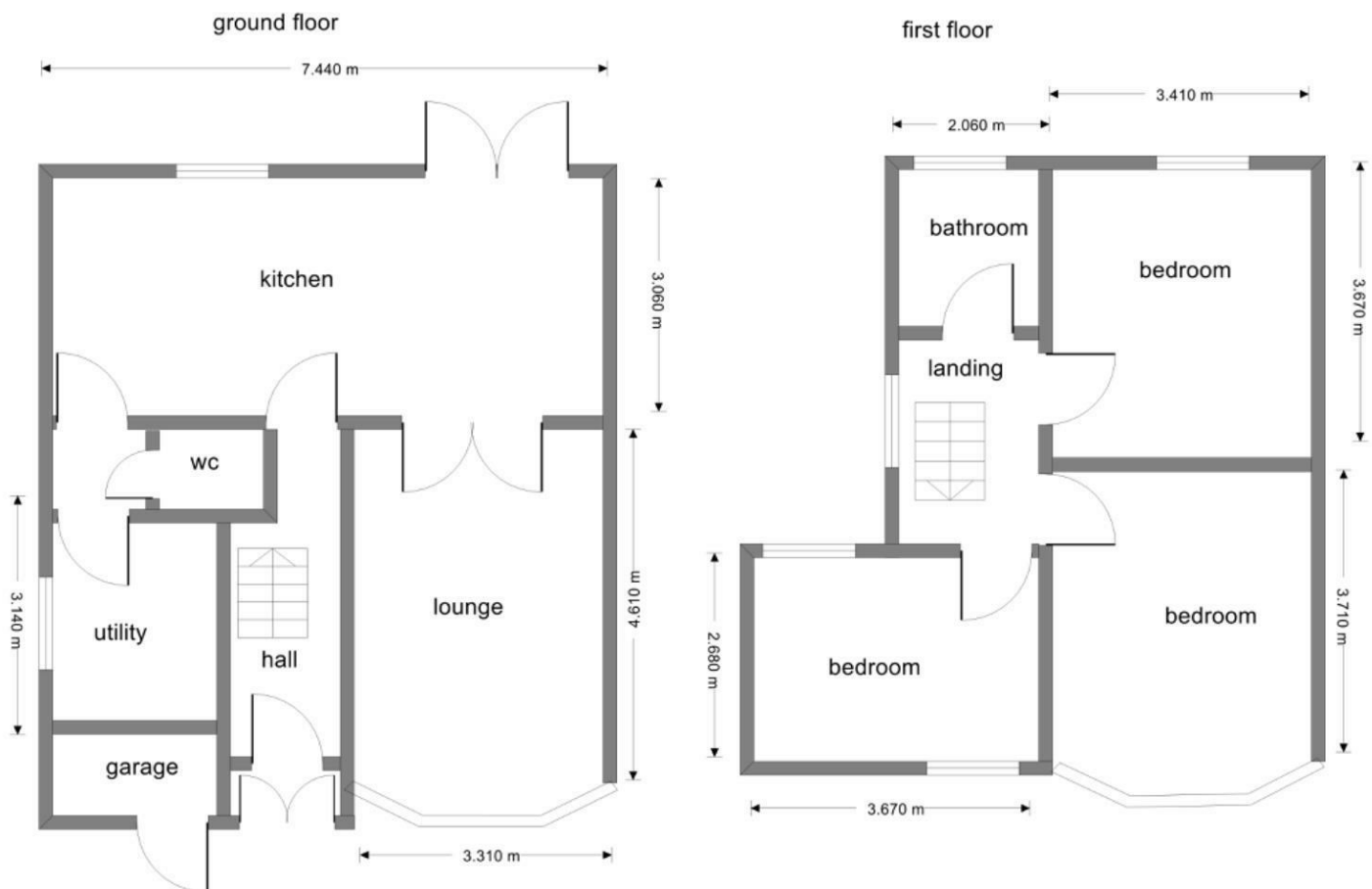
### Further Information

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Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - C

EPC Rating - F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		37	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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