



103 Marlborough Road, Birmingham, B36 0EL

Offers over £350,000

This semi detached home situated in the popular location of Marlborough Road briefly comprises porch, hallway, two reception rooms, kitchen, utility area, downstairs w/c, three double bedrooms, shower room, separate w/c and loft room. There is an enclosed rear garden and a driveway to the front leading to the side garage. This is an ideal family home !

Approach

Via Tarmaced driveway with ample off road parking



Porch

Double glazed door to front and wall light point.

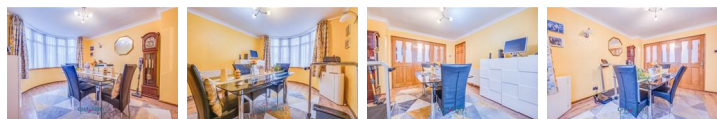
Hallway

Stairs to first floor accommodation, under stairs storage cupboard, radiator and ceiling light point.



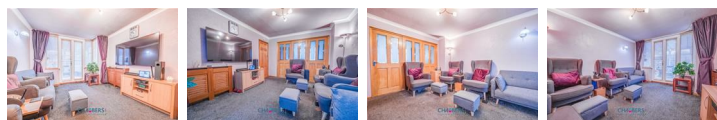
Reception Room One

10'9 x 17'5 max into bay (3.28m x 5.31m max into bay)
Double glazed bay window to front, doors to second reception room, radiator and ceiling light point.



Reception Room Two

10'9 x 14'8 (3.28m x 4.47m)
Double glazed French Doors leading to conservatory, radiator and ceiling light point.



Kitchen

7'3 x 8'8 (2.21m x 2.64m)
Double Glazed window to rear, wall base and drawer units, stainless steel sink with drainer and mixer tap, integrated gs hob with extractor over, integrated double oven and ceiling light point.



Downstairs W/C/ Utility

Double glazed window to side, low level w/c, wall mounted central heating boiler, hand wash basin, wall and base units, plumbing for white goods, storage cupboard and ceiling light point.



Conservatory

9'04 x 7'8 (2.84m x 2.34m)
Double glazed door to side and Double glazed windows to rear.



Landing

Stairs to loft room, double glazed window to side and ceiling light point

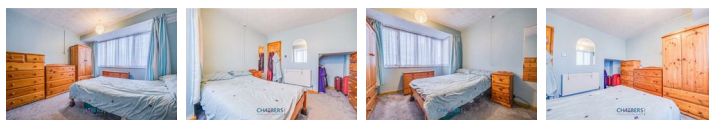
Bedroom One

14'6 into bay x 11 (4.42m into bay x 3.35m)
Double glazed bay window to front, radiator and two ceiling light points.



Bedroom Two

11'4 x 10'9 (3.45m x 3.28m)
Double glazed window to rear, radiator and ceiling light point.



Bedroom Three

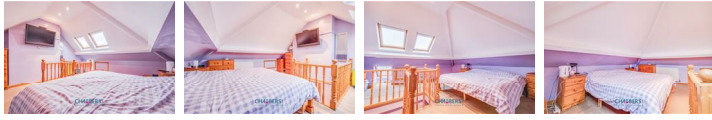
13'5 max x 11'7 max, restricted head height (4.09m max x 3.53m max, restricted head height)
Double glazed window to front, radiator and two ceiling light points.



Loft Room

15'7 x 14'4 (4.75m x 4.37m)

Three sky light windows, radiator and spot lights to ceiling.



Shower Room

Double glazed obscured window to rear, shower cubicle, hand wash basin with vanity, heated towel rail and ceiling light point.



Separate W/C

Double glazed window to side, low level W/C and ceiling light point.



Side Entry

Double glazed door to front and Double glazed door to rear garden.

Rear Garden

Paved patio area, mainly laid to lawn, side access and enclosed to neighbouring boundaries.



Garage

Double opening doors to front, single glazed window to side, power points and ceiling light point,



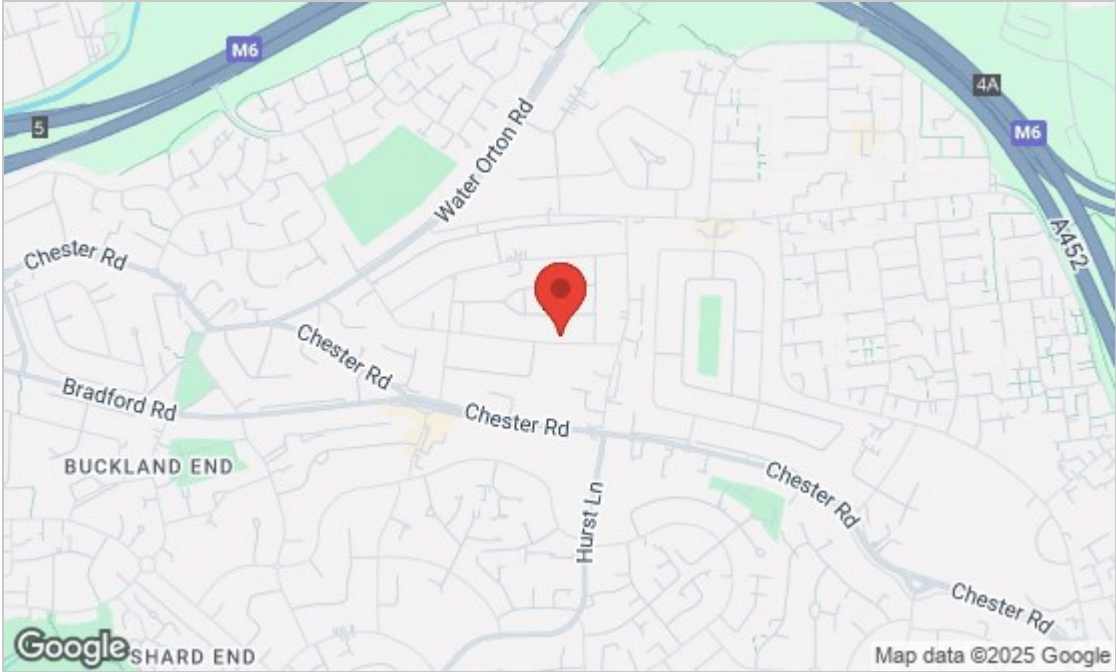
Further Information

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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: TBC



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

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