



**Marlborough Road, Castle Bromwich Birmingham B36 0EJ**

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**welcome to**

## **Marlborough Road, Castle Bromwich Birmingham**

\*\*\*DETACHED\*\*\*THREE BEDROOMS\*\*\*TWO RECEPTION ROOMS\*\*\*LARGE REAR GARDEN\*\*\*SIDE GARAGE\*\*\*DRIVEWAY\*\*MUST BE VIEWED\*\*\*

### **Agent Note**

Council Tax Band D.

### **Front Garden**

Driveway to front.

### **Entrance Hall**

Doors to lounge, dining room and kitchen, stairs to first floor, radiator and ceiling lightpoint.

### **Lounge**

11' x 15' 6" ( 3.35m x 4.72m )

Double glazed bay window to front, radiator, four wall lightpoints and ceiling lightpoint.

### **Dining Room**

14' 3" x 11' ( 4.34m x 3.35m )

Double glazed bay window to rear, sliding doors to rear, radiator, two wall lightpoints and ceiling lightpoint.

### **Kitchen**

10' 5" x 11' 7" ( 3.17m x 3.53m )

Double glazed window to rear, window to side, wall, base and drawer units, worksurfaces, steel sink and double drainer, electric cooker point, doors to pantry with side access.

### **Covered Side Access**

4' 8" x 17' 1" ( 1.42m x 5.21m )

Central heating boiler, worksurfaces, plumbing for washing machine, door to garden and garage.

### **Landing**

Obscure double glazed window to side, doors to bedrooms and bathroom and ceiling lightpoint.

### **Bedroom One**

11' 1" x 16' 1" ( 3.38m x 4.90m )

Double glazed bay window to front, radiator and ceiling lightpoint.

### **Bedroom Two**

11' 1" x 14' 4" ( 3.38m x 4.37m )

Double glazed window to rear, radiator and ceiling lightpoint.

### **Bedroom Three**

8' 6" x 12' 2" ( 2.59m x 3.71m )

Double glazed bay window to rear, radiator and ceiling lightpoint.

### **Bathroom**

Obscure double glazed window to rear and side, paneled bath with shower over, wash basin, low level wc, tiled splash back zones, airing cupboard, loft access, radiator and ceiling lightpoint.

### **Rear Garden**

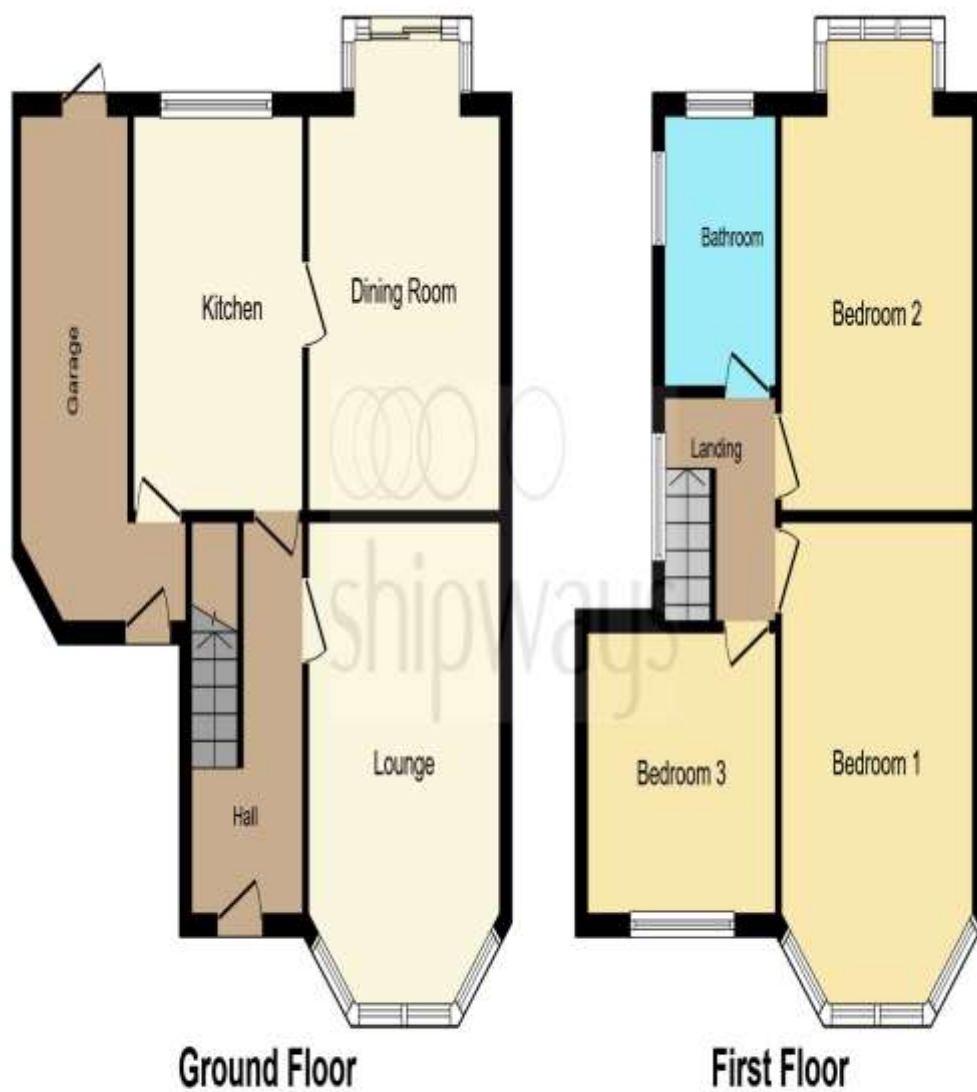
Mainly laid to lawn, patio area, mature shrubs and trees enclosed to fencing.

### **Garage**

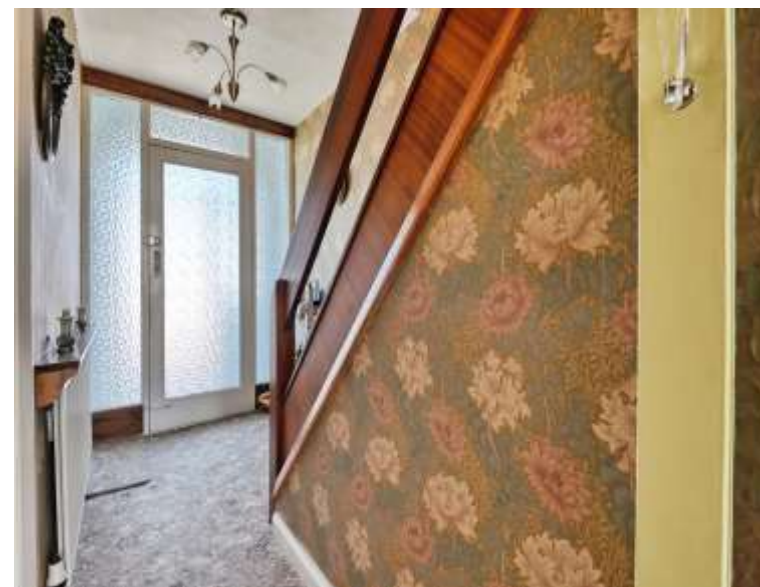
7' 4" x 14' 9" ( 2.24m x 4.50m )

Double metal doors to front, double glazed window to side, power and lightpoint,





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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**Castle Bromwich Birmingham**

- DETACHED
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- LARGE REAR GARDEN
- DRIVEWAY

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: D

**£400,000**



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