



Marlborough Road, Castle Bromwich, BIRMINGHAM

burchell
edwards

Marlborough Road, Castle Bromwich, BIRMINGHAM, B36 OEL

for sale
£350,000



Property Description

Burchell Edwards are delighted to offer this beautifully presented three bedroom semi-detached family home situated on the sought after Marlborough Road, in the heart of Castle Bromwich (B36).

This property has been modernised and in brief comprises a porch, entrance hallway, a through lounge that opens into a modern fitted kitchen with integrated appliance where specified, utility area (made from conversion of part of the garage) a well maintained private rear garden, three good sized bedrooms and four piece modern family bathroom.

Upon arrival you will discover ample off-road parking by-way- of a block paved driveway and the garage holds a good amount of space for storage after the other half was converted into the utility as mentioned above.

Located in the very popular residential area of Castle Bromwich sat amongst many local amenities/ eateries, nearby frequent transport links and a great catchments area for both primary and secondary schools.

A truly perfect family home, ready-to-move in to and will be offered with no upward chain- this is not one to be missed!

Entrance Porch

Double glazed windows to front and side elevations.

Entrance Hallway

Central heating radiator and karndean flooring.

Through Lounge

29' 7" max into bay x 10' 10" max into recess (9.02m max into bay x 3.30m max into recess)

Double glazed bay window to front elevation, double glazed windows to rear and side elevation, double glazed patio doors to rear elevation, gas fire, two vertical central heating radiators and karndean flooring.

Guest W.C

Wash hand basin with vanity storage, W.C, extractor, spotlights, electric towel rail and karndean flooring.

Kitchen

12' 2" max x 13' 4" max (3.71m max x 4.06m max) L shaped room. Double glazed door and window to rear elevation, double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and grill, five ring gas hob with extractor hood, fridge, microwave, dishwasher, spotlights and verticle central heating radiator.

Utility Room

5' x 7' 2" (1.52m x 2.18m)

Wall and base storage units, space and plumbing for washing machine and vinyl flooring.

Landing

Double glazed window to side elevation, loft access and carpet.

Bedroom One

14' 6" max into recess x 10' 9" (4.42m max into recess x 3.28m)

Double glazed bay window to front elevation, central heating radiator and carpet.

Bedroom Two

14' 7" max into bay x 10' 6" (4.45m max into bay x 3.20m)

Double glazed bay window to front elevation, central heating radiator and carpet.

Bedroom Three

11' 7" max x 10' 6" (3.53m max x 3.20m)

Double glazed window to front elevation, central heating radiator, carpet and spotlights.

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath, shower, central heating radiator, heated towel rail, tiling to splash prone areas and vinyl flooring.

Front Garden

Block paved driveway providing off road parking.

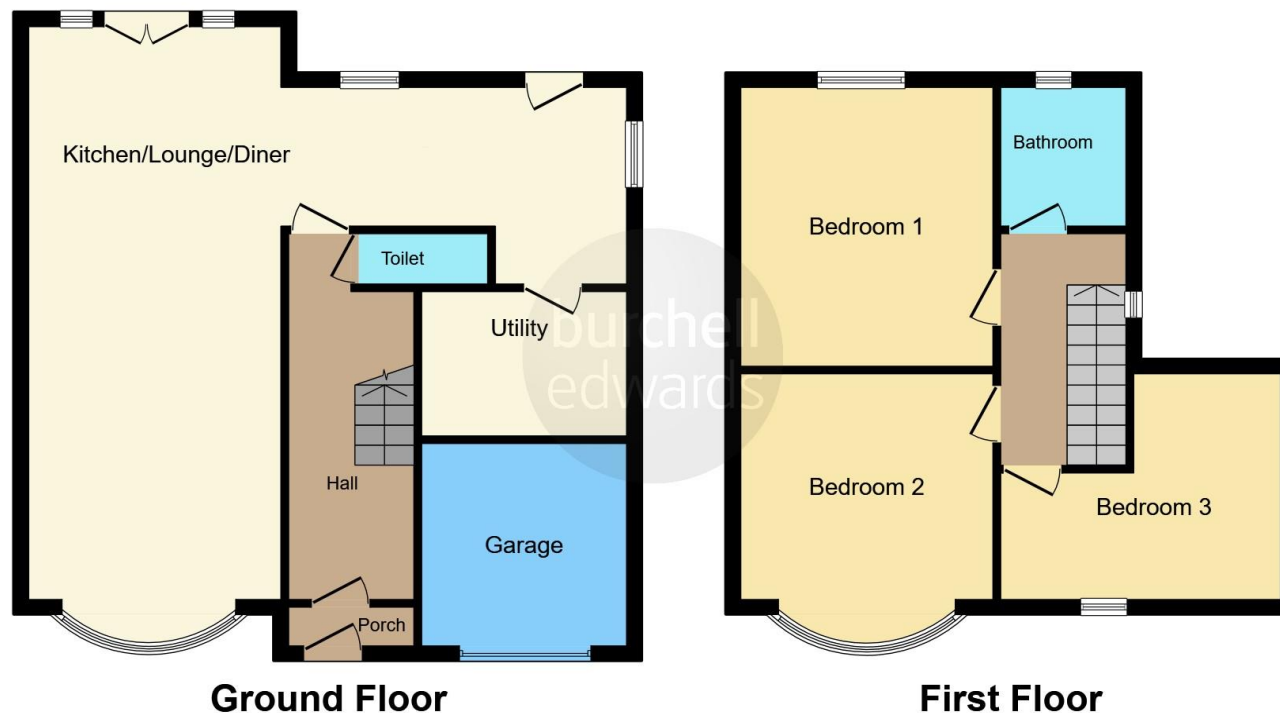
Rear Garden

Patio area, lawned area, fencing to boundaries and storage shed.









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

To view this property please contact Burchell Edwards on

T 0121 749 7888
E castlebromwich@burchelledwards.co.uk

2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW210354



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBW210354 - 0003