



Marlborough Road, Castle Bromwich, Birmingham



Marlborough Road, Castle Bromwich, Birmingham, B36 0EL

for sale offers over
£400,000



Property Description

Burchell Edwards are delighted to bring to market this well presented four-bedroom semi-detached home sat on on a desirable corner plot in the heart of Castle Bromwich (B36).

Making an ideal purchase for large/growing families, this home offers exceptional living space, showcasing a spacious layout that is spread across three storeys and carries a beautiful natural light throughout.

In brief, the property compromises an entrance hallway, lounge, open plan kitchen/diner, utility, guest WC, three well-proportioned bedrooms and a large family bathroom. To the second floor the loft has been converted and now boasts a fourth bedroom, also double in size, with an additional guest WC.

The corner position provides a larger-than-average frontage, providing enough space for ample off-road parking and to the rear a low maintenance garden that wraps around to the side.

Offering easy access to all local shops and amenities, this also has superb school catchments from the local primary and secondary schools as well as great public transport links including M6/M42 Motorways; perfectly placed for convenient family living.

With the additional benefits of double glazing and gas central heating throughout, an early viewing is highly recommended to appreciate the full potential this superb property has to offer.

Entrance Hallway

Two double glazed windows to front elevation, stairs to first floor, laminate flooring, spotlights, central heating radiator, two storage cupboards.

Lounge

14' 3" max into bay x 12' 3" max into recess (4.34m max into bay x 3.73m max into recess)
Double glazed bay window to front elevation, central heating radiator, carpet.

Guest W.C

W.C, wash hand basin, laminate flooring and extractor.

Kitchen

13' 10" max not into bay x 18' 8" max into chimney recess (4.22m max not into bay x 5.69m max into chimney recess)
L shaped room. Double glazed window, bay window and patio doors to rear elevation, door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, five ring gas hob with extractor hood, oven and grill, breakfast bar, spotlights, central heating radiator, laminate flooring, space and plumbing for dishwasher.

Utility Room

4' 6" x 7' 8" (1.37m x 2.34m)
Double glazed door to rear elevation, door to garden, velux sky window, laminate flooring, central heating radiator, space and plumbing for washing machine.

Landing

Double glazed window to side elevation, stairs to second floor, carpet.

Bedroom One

17' 3" max into bay x 9' 8" max into chimney recess (5.26m max into bay x 2.95m max into chimney recess)
Double glazed bay window to front elevation, central heating radiator and carpet.

Bedroom Two

11' 4" x 9' 8" max into chimney recess (3.45m x 2.95m max into chimney recess)
Double glazed window to rear elevation, central heating radiator and carpet.

Bedroom Three

8' 6" x 8' 8" (2.59m x 2.64m)
Double glazed window to rear elevation, central heating radiator and carpet.

Bathroom

Two double glazed windows to rear elevation, W.C, wash hand basin, bath with rainfall shower over, tiled flooring, central heating radiator, extractor, heated towel rail, cupboard housing central heating boiler.

Second Floor Landing

Double glazed window to side elevation, carpet and storage cupboard.

W.C

Double glazed window to rear elevation, W.C, wash hand basin, tiled flooring.

Bedroom Four/ Loft Room

16' 10" max x 12' 8" max (5.13m max x 3.86m max)
Double glazed windows to front and rear elevations, central heating radiator, carpet, storage in eaves, access to W.C.

Front Garden

Block paved/ tarmac driveway, lawned area, trees and shrubs, fencing to boundaries.

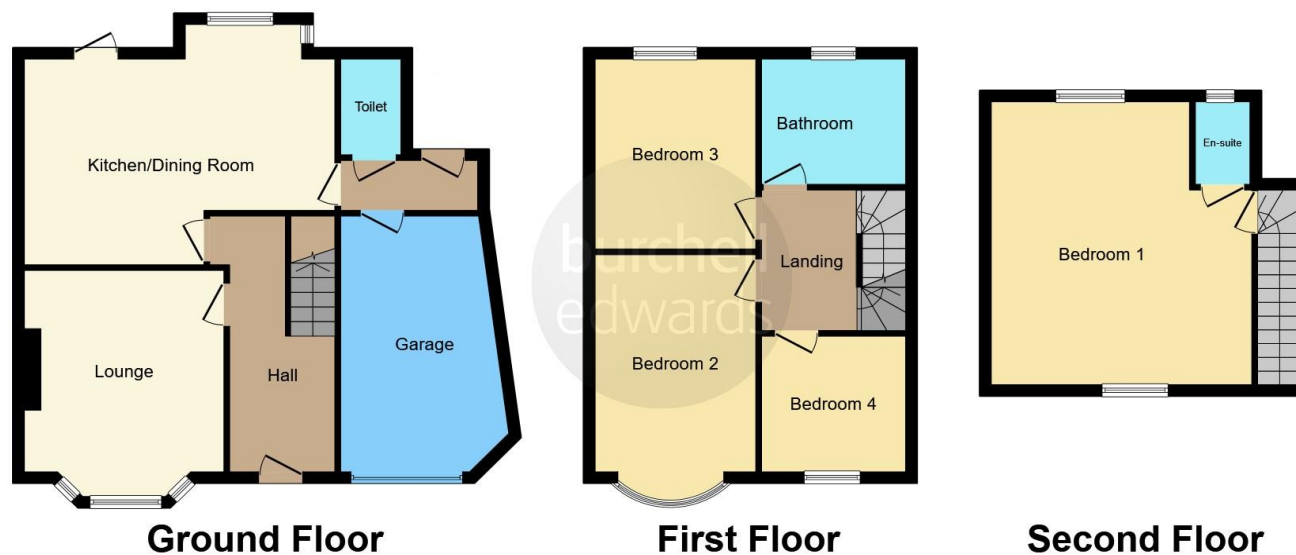
Rear Garden

Decking, lawned area at side. patio area, outside tap, trees and shrubs, fencing to boundaries.









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

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2-4 Hurst Lane
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EPC Rating: E Council Tax
 Band: D

Tenure: Freehold

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