



Marlborough Road, Castle Bromwich Birmingham B36 0EL



welcome to

Marlborough Road, Castle Bromwich Birmingham

*** DO NOT MISS OUT *** IMMACULATED PRESENTED *** THREE DOUBLE BEDROOMS *** LOUNGE DINER *** KITCHEN *** FAMILY BATHROOM WITH UNDERFLOOR HEATING *** UTILITY ROOM *** DOWNSTAIRS WC *** DRIVEWAY AND GARAGE *** CALL SHIPWAYS TO VIEW ***



Approach

Driveway and front garden leading to entrance porch.

Entrance Porch

Double glazed window and door to hall.

Entrance Hall

Ceiling light point, one radiator and stairs to first floor.

Cloakroom

Low level wc and ceiling light point.

Rear Lobby

Utility space, door to wc, access to garage and rear garden.

Lounge

20' x 10' 1" (6.10m x 3.07m)

Double glazed french doors to garden, radiator, ceiling light point and glazed sliding doors to separate the lounge from the diner.

Dining Room

14' x 10' 1" (4.27m x 3.07m)

Ceiling light point, one radiator and double glazed window to front.

Kitchen

16' x 10' 1" max (4.88m x 3.07m max)

Wall and base units, integrated oven/hob/extractor, composite sink and drainer, wood effect work surfaces, double glazed window to rear and understairs storage cupboard.

Landing

Double glazed window to side and a ceiling lightpoint.

Bedroom One

14' into bay x 10' 1" (4.27m into bay x 3.07m)

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

Bedroom Two

14' x 10' (4.27m x 3.05m)

One radiator, ceiling light point, double glazed window to rear and loft access.

Bedroom Three

11' max x 10' (3.35m max x 3.05m)

Ceiling light point, one radiator, double glazed window to rear and storage in the eaves.

Bathroom

Walk in shower, bath with mixer tap, heated towel rail, vanity hand wash basin, under floor heating, double glazed window to rear and ceiling light point.

Rear Garden

Patio area, mainly laid to lawn, enclosed by fence panels.



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- SEMI DETACHED
- THREE BEDROOMS
- KITCHEN
- LOUNGE DINER
- DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

£350,000



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Property Ref:
CAB111748 - 0002

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Please note the marker reflects the postcode not the actual property



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