



Marlborough Road, Castle Bromwich, Birmingham

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Marlborough Road, Castle Bromwich, Birmingham, B36 0EJ

for sale
£375,000



Property Description

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

The property in brief comprises an entrance porch, hallway, guest WC, two reception rooms, fitted kitchen, three bedrooms and a family bathroom.

Upon arrival, you will discover ample off-road parking by-way-of a garage and driveway. To the rear, there is a beautifully landscaped garden which is south-facing and attracts plenty of sunshine in the warmer seasons. Its fenced boundaries create a private space to enjoy and benefits a timber shed and pergola.

Popular for its location, Marlborough Road is surrounded by many local shops and amenities, great transport links including the M6/M42 motorways. Commuters will be well aided when making journeys into the City Centre and other destinations such as Birmingham Airport or the NEC.

Requiring very little to no work, homeowners will be impressed with the space, accommodation and the love that has been poured into this home by the current owners. We anticipate high levels of viewing interest so recommend an early viewing to avoid disappointment.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Porch

Double glazed surround, tiled flooring, and wall lights

Entrance Hallway

Stairs to first floor accommodation, door leading to the W.C, central heating radiator, and ceiling light point.

W.C

Double-glazed opaque window to side elevation. W.C, tiled flooring and two ceiling light points. W.C, wash hand basin and extractor fan.

Dining Room/ Reception Room 1

16' 2" into bay extending to x 10' 11" (4.93m into bay extending to x 3.33m)

Double glazed bay window to front elevation, carpet flooring, central heating radiator, TV point, two wall lights and feature fireplace.

Lounge/ Reception Room Two

22' 5" x 10' 10" (6.83m x 3.30m)

Double glazed window to side elevation and double-glazed sliding patio doors to rear elevation leading to the garden. Central heating radiator, TV point and carpet flooring. Ceiling light point, wall light and feature fireplace.

Kitchen

10' 6" x 13' 5" (3.20m x 4.09m)

Double glazed window to rear elevation and double-glazed French door to rear elevation leading to the garden. A range of wall and base units with work surface over incorporating a stainless-steel sink with drainer unit, four ring gas hob with extractor hood. Integrated oven and grill, central heating radiator, spotlights and ceiling light, tiling to splash prone areas and tiled flooring. Plumbing for washing machine and dishwasher.

Landing

Double-glazed opaque window to side elevation. Loft access via hatch, ceiling light point, and carpet flooring.

Bedroom One

14' 6" x 10' 5" (4.42m x 3.17m)

Double-glazed window to rear elevation. Fitted sliding wardrobes, central heating radiator, carpet flooring, and ceiling light point.

Bedroom Two

16' 1" x 10' 11" (4.90m x 3.33m)

Double-glazed bay window to front elevation. Central heating radiator, carpet flooring, and ceiling light point.

Bedroom Three

8' 7" x 7' 3" (2.62m x 2.21m)

Double-glazed Bay window to front elevation. Carpet flooring, ceiling light point, central heating radiator and storage cupboard.

Bathroom

7' 9" x 6' 4" (2.36m x 1.93m)

Double glazed opaque window to rear elevation. Bath, shower cubicle, W.C, wash hand basin, central heating radiator, spotlights, extractor fan and tiled flooring.

Rear Garden

Patio area, lawn and gravel area, timber shed and outside tap. Trees, shrubs, fenced boundaries.

Garage

14' 9" x 7' 3" (4.50m x 2.21m)

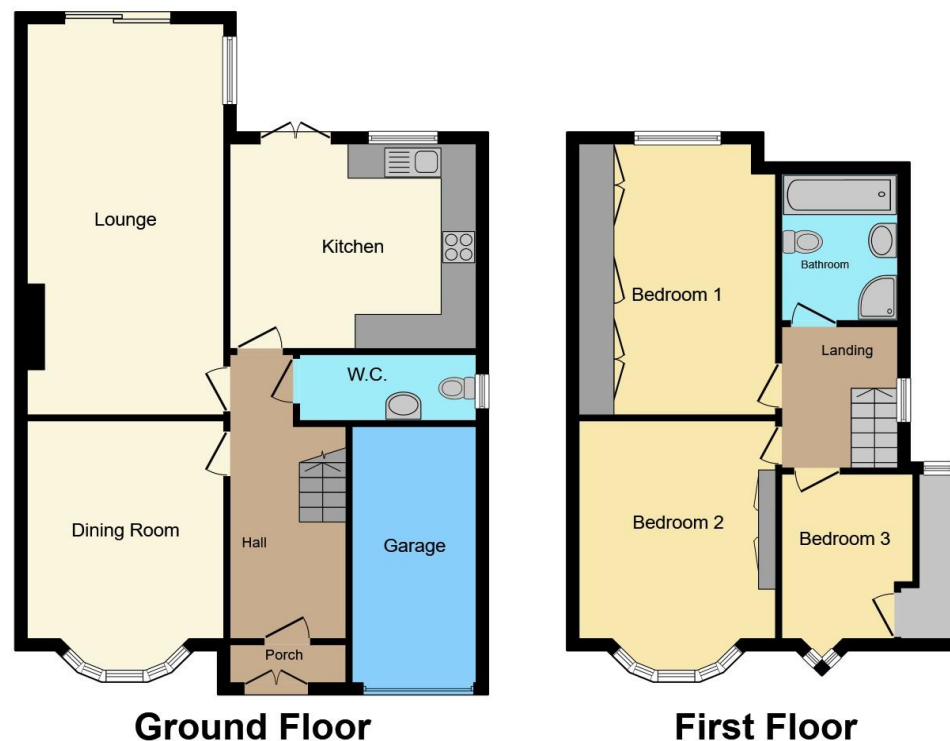
Off-Road Parking

Tarmac driveway with dropped kerb.









Total floor area 127.4 m² (1,371 sq.ft.) approx

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.propertybox.io



To view this property please contact Burchell Edwards on

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

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW211445



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