



Marlborough Road, Castle Bromwich Birmingham B36 0EL



welcome to

Marlborough Road, Castle Bromwich Birmingham

***** IMMACULATLY PRESENTED *** DO NOT MISS OUT *** THREE DOUBLE BEDROOMS *** HEAVILY EXTENDED *** OPEN PLAN KITCHEN/DINER *** TWO BATHROOMS *** AIR-CONDITIONED HOME GYM*** BIFOLDS TO REAR***MODERN THROUGHOUT *** UTILITY ROOM *** DRIVEWAY *****



Entrance Porch

Double glazed windows front and side, tiled floor, spotlights and door to hallway

Entrance Hall

Spotlights, wooden flooring with underfloor heating and stairs up to first floor

Living/Kitchen/Dining Room

24' 1" x 24' 1" (7.34m x 7.34m)

Two sets of bi fold doors to the rear, two double glazed windows to rear, lantern roof light, under floor heating, fitted with a range of cupboards drawers, wall and base units, wooden work surface, Belfast sink with hot water mixer tap, breakfast bar, cooker hood, gas point, dishwasher, wine cooler and space for fridge freezer..

Lounge

12' 10" x 11' 7" (3.91m x 3.53m)

Double glazed bay window to front, ceiling light point and under floor heating.

Utility Room

11' x 6' (3.35m x 1.83m)

Double glazed window to side, double glazed door to side, wall drawer and base units, wooden work surfaces, stainless steel sink and drainer and plumbing for washing machine.

Downstairs Shower Room

Double glazed window to side, radiator, walk in shower, low level w.c., underfloor heating and vanity sink unit.

Landing

Double glazed window to side, spotlights, loft access with ladder, boarded with light point.

Bedroom One

15' 8" x 10' 4" (4.78m x 3.15m)

Double glazed bay window to front, radiator, ceiling light point and fitted wardrobes.

Bedroom Two

12' 6" x 10' 3" (3.81m x 3.12m)

Double glazed window to rear, radiator, spotlights and fitted wardrobe.

Bedroom Three

7' 11" x 6' 4" (2.41m x 1.93m)

Double glazed window to front, radiator, ceiling light point and mirrored sliding doors.

Bathroom

Double glazed rear window, Velux roof light to rear, radiator, ceiling light point, freestanding bath with shower attachment, walk in shower, low level w.c, and wall mounted sink.

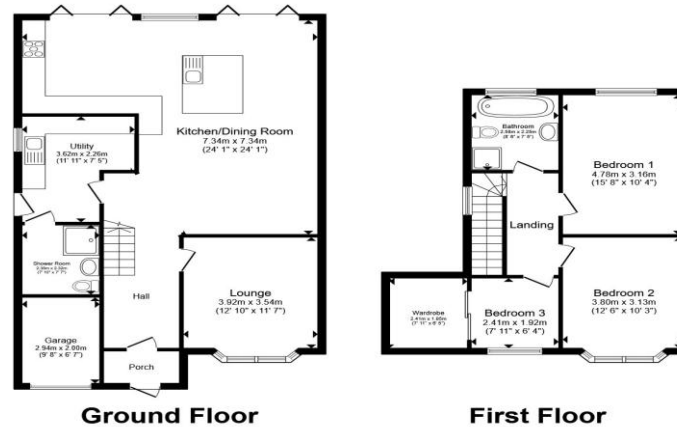
Garage

9' 8" x 6' 7" (2.95m x 2.01m)

Double doors to front ceiling light point and wall mounted central heating boiler.

Rear Garden

Brick built shed to rear, light, power, air conditioning, veranda and two sets of two bi-folds, paved patio areas, mainly artificial grass and raised shrub border.



Total floor area 144.3 m² (1,553 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



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- IMMACULATELY PRESENTED
- HEAVILY EXTENDED
- THREE SPACIOUS BEDROOMS
- TWO BATHROOMS
- AIR-CONDITIONED HOME GYM

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers over

£400,000



Please note the marker reflects the
postcode not the actual property

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