



Marlborough Road, Castle Bromwich, BIRMINGHAM

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Property Description

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

This property has plenty of potential to become the perfect family home. Already extended, it offers plenty of space and everything the modern day family could want such as a kitchen/diner, three double bedrooms, Groundfloor shower room and family bathroom with plenty of living space throughout.

The outdoor space to the front is a large driveway providing ample parking along with greenery providing an inviting kerb appeal. To the rear there is a mature garden which lends itself perfectly for family living and entertaining.

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, will be offered with no upward chain- this is not one to be missed!

Entrance Porch

Door and window to front elevation.

Entrance Hallway

Door to front elevation, central heating radiator and carpet.

Study

Double glazed window to front elevation, central heating radiator and laminate flooring.

Lounge

Doors to conservatory, central heating radiator and carpet.

Dining Room

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

Kitchen

Double glazed window to rear elevation, double glazed door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for gas or electric cooker, central heating radiator, tiled flooring and tiling to splash prone areas.

Conservatory

Double glazed windows to rear and side elevations, double glazed doors to rear elevation, tiled flooring and ceiling fan.

Landing

Double glazed window to side elevation and carpet.

Bedroom One

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

Bedroom Two

Double glazed bay window to rear elevation, central heating radiator, carpet and fitted wardrobes.

Bedroom Three

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

Bathroom

Double glazed windows to rear and side elevations, W.C, wash hand basin with vanity unit, shower cubicle, heated towel rail, central heating radiator, laminate flooring.

Shower Room

Double glazed window to side elevation, W.C, wash hand basin, shower room, fully tiled walls.

Front Garden

Paved driveway providing off road parking.

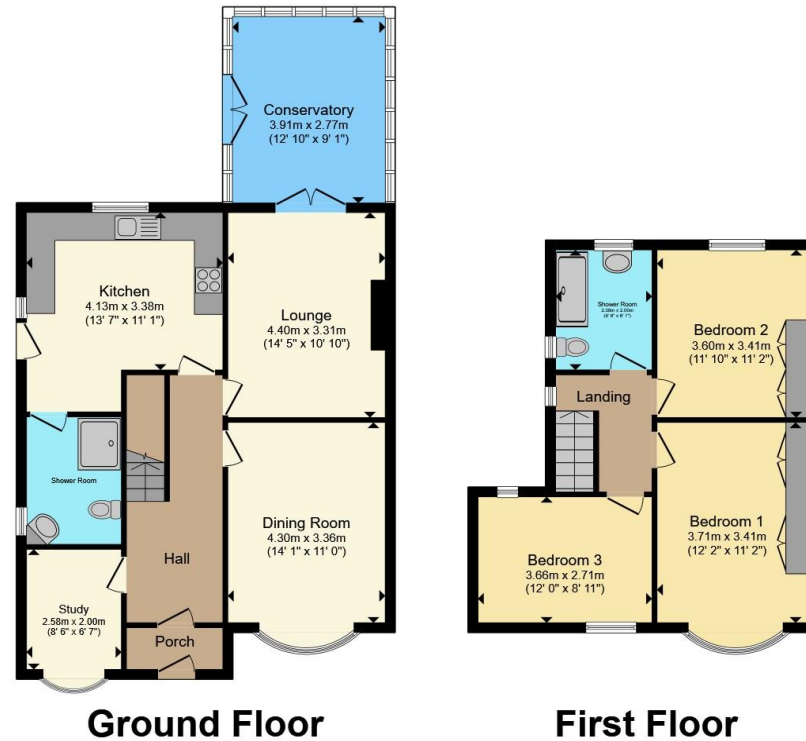
Rear Garden

Paved patio, laid to lawn, shrubs and plants.









Total floor area 134.0 m² (1,443 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
 BIRMINGHAM B34 7HR

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW210838



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