



Marlborough Road  
Castle Bromwich Birmingham





## 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 W/C and family bathroom and plenty of living space throughout.

The outdoor space to the front is a large driveaway with access to a garage 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!

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

## Entrance Porch

Double glazed door to front elevation and tiled flooring.

## Entrance Hallway

Door to front elevation, single glazed window to front elevation, central heating radiator, carpet, under stairs storage and stairs to first floor accommodation.

## Lounge/ Diner

28' 8" into bay x 10' 1" max ( 8.74m into bay x

3.07m max )

Double glazed bay window to front elevation, central heating radiator, carpet and French doors into:

## Sitting Room

9' 10" x 10' 4" ( 3.00m x 3.15m )

Double glazed patio doors to garden, access to kitchen, central heating radiator and carpet.

## Kitchen

19' 5" x 9' 8" ( 5.92m x 2.95m )

Double glazed window to rear elevation, side access, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric hob and oven, cooker hood, tiled flooring, tiling to splash prone areas and central heating radiator.

## Landing

Double glazed window to side elevation, carpet and loft access.

## Bedroom One

16' 1" into bay x 10' 10" max ( 4.90m into bay x 3.30m max )

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

## Bedroom Two

11' 11" x 10' 11" max ( 3.63m x 3.33m max )

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

## Bedroom Three

8' 6" x 11' 10" ( 2.59m x 3.61m )

Double glazed windows to front and side elevations, central heating radiator.

## Bathroom

Double glazed window to rear elevation ,bath, wash hand basin, central heating radiator and lino flooring.

## Separate W.C

Single glazed window to side elevation, W.C and lino flooring.

## Ground Floor W.C

Single glazed window to side elevation, W.C, wash hand basin, tiled flooring and tiling to splash prone areas.

## Front Garden

Paved driveway providing off road parking, lawned area, side access to rear, shrubs and plants.

## Rear Garden

Paved patio, laid to lawn, side access to frontage, shrubs and plants.

## Garage

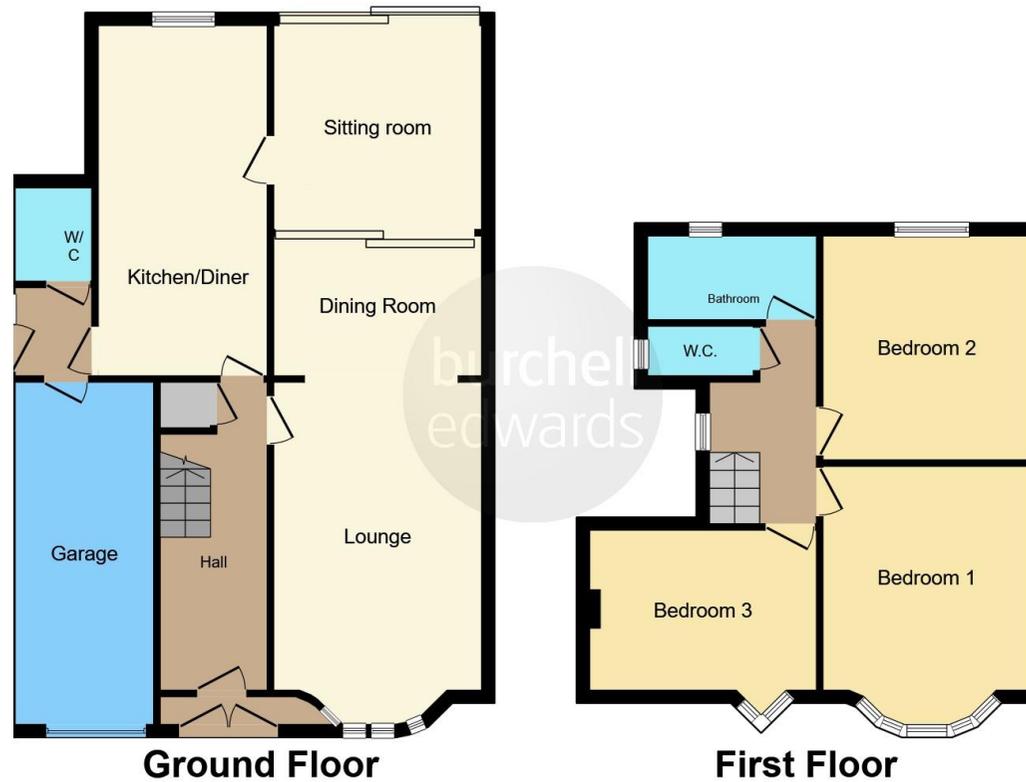
15' 9" x 7' 5" ( 4.80m x 2.26m )

Double opening doors, single glazed window to side elevation, power, lighting and central heating boiler housed.









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](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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