



103 Marlborough Road, Birmingham, B36 0EL Offers over £350,000

This semi detached home situated in the popular location of Marlborough Road briefly comprises porch, hallway, two reception rooms, kitchen, utility area, downstairs w/c, three double bedrooms, shower room, separate w/c and loft room. There is an enclosed rear garden and a driveway to the front leading to the side garage. This is an ideal family home !

Approach

Via Tarmaced driveway with ample off road parking



Porch

Double glazed door to front and wall light point.

Hallway

Stairs to first floor accommodation, under stairs storage cupboard, radiator and ceiling light point.



Reception Room One

10'9 x 17'5 max into bay (3.28m x 5.31m max into bay)
Double glazed bay window to front, doors to second reception room, radiator and ceiling light point.



Reception Room Two

10'9 x 14'8 (3.28m x 4.47m)
Double glazed French Doors leading to conservatory, radiator and ceiling light point.



Kitchen

7'3 x 8'8 (2.21m x 2.64m)
Double Glazed window to rear, wall base and drawer units, stainless steel sink with drainer and mixer tap, integrated gs hob with extractor over, integrated double oven and ceiling light point.



Downstairs W/C/ Utility

Double glazed window to side, low level w/c, wall mounted central heating boiler, hand wash basin, wall and base units, plumbing for white goods, storage cupboard and ceiling light point.



Conservatory

9'04 x 7'8 (2.84m x 2.34m)
Double glazed door to side and Double glazed windows to rear.



Landing

Stairs to loft room, double glazed window to side and ceiling light point

Bedroom One

14'6 into bay x 11 (4.42m into bay x 3.35m)
Double glazed bay window to front, radiator and two ceiling light points.



Bedroom Two

11'4 x 10'9 (3.45m x 3.28m)
Double glazed window to rear, radiator and ceiling light point.



Bedroom Three

13'5 max x 11'7 max, restricted head height (4.09m max x 3.53m max, restricted head height)
Double glazed window to front, radiator and two ceiling light points.



Loft Room

15'7 x 14'4 (4.75m x 4.37m)

Three sky light windows, radiator and spot lights to ceiling.



Shower Room

Double glazed obscured window to rear, shower cubicle, hand wash basin with vanity, heated towel rail and ceiling light point.



Separate W/C

Double glazed window to side, low level W/C and ceiling light point.



Side Entry

Double glazed door to front and Double glazed door to rear garden.

Rear Garden

Paved patio area, mainly laid to lawn, side access and enclosed to neighbouring boundaries.



Garage

Double opening doors to front, single glazed window to side, power points and ceiling light point,



Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

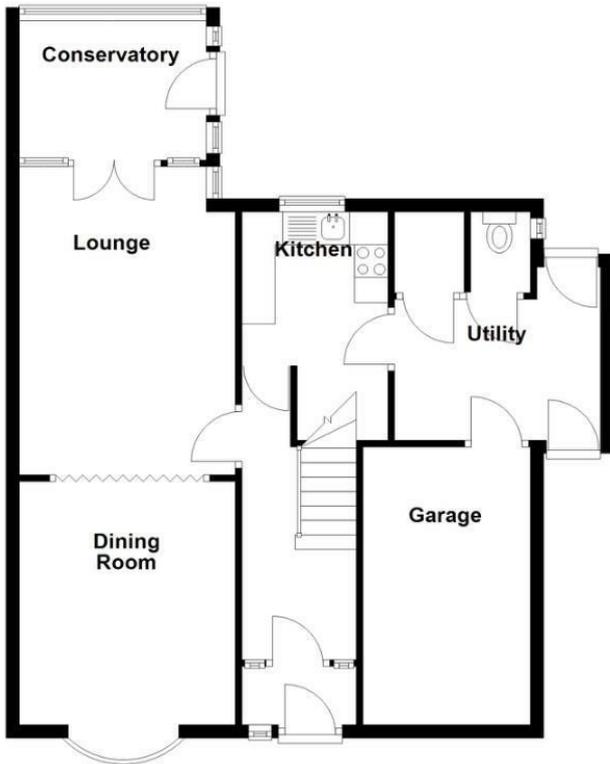
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band: C

EPC Rating: D

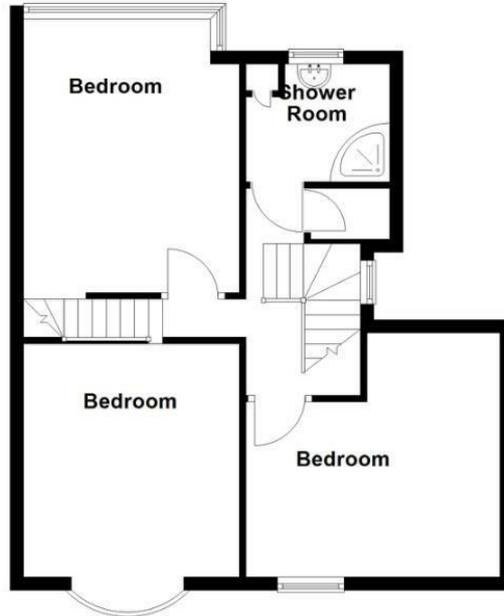
Ground Floor

Approx. 71.2 sq. metres (766.0 sq. feet)



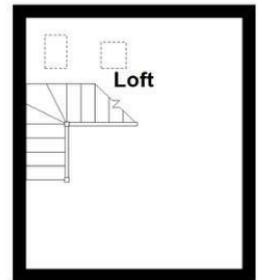
First Floor

Approx. 50.7 sq. metres (545.7 sq. feet)

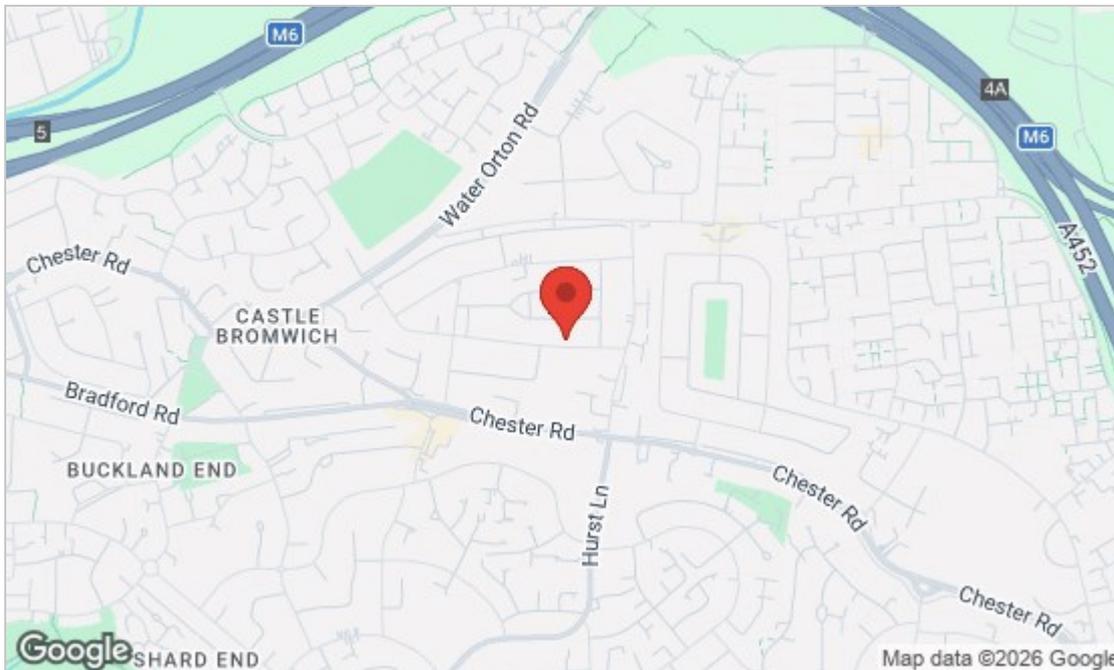


Second Floor

Approx. 12.4 sq. metres (133.4 sq. feet)



Total area: approx. 134.2 sq. metres (1445.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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