



smarthomes



- A Well Presented Modern Detached Family Home
- Four Good Size Bedrooms
- En-Suite Shower Room, Family Bathroom & Guest WC
- Impressive Extended & Re-Fitted Living Dining Kitchen

Marsh Lane, Solihull, West Midlands, B91 2PF

£585,000

A well presented modern detached home built to the Bryant Victoria design benefitting from lounge, impressive open plan re-fitted living dining kitchen, utility, four good size bedrooms, en-suite shower room, guest WC, family bathroom, rear garden, off road parking and garage



Property Description

Situated in a sought after and convenient location for many of the amenities in the Solihull area. Solihull train station is situated off Streetsbrook Road with commuter services to Birmingham and London Marylebone. Solihull Town Centre offers an excellent choice of shopping facilities including Touchwood and John Lewis Department Store. There is easy road access to the M42 motorway, NEC and Birmingham International Airport and Train Station

The property is set in a private four house cul-de-sac in a convenient location being less than a ten minute walk to Touchwood, a five minute walk to Brueton Park, 100m from greenbelt land and with open walks to the rear.

This detached family home is set back from the road with additional parking opposite, lawned fore garden and tarmac driveway providing off road parking extending to up and over garage door and feature canopy porch with tiled flooring and part glazed composite front door leading through to





Entrance Hall

With laminate flooring, coving to ceiling, ceiling light point, spindle balustrade staircase leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to



Guest WC

With low flush WC, wall mounted wash hand basin, radiator, complementary tiling to half height and obscure double glazed window to front elevation

Superb Extended & Re-Fitted Living Dining Kitchen to Rear

Re-Fitted Kitchen & Dining Area

21' 1" x 9' 6" (6.43m x 2.9m) Being re-fitted with an attractive range of wall, drawer and base units incorporating pan drawers, under-cupboard lighting, Quartz work surfaces with breakfast bar area, inset Belfast sink with mixer tap, complementary Metro tiling to splashback areas, four ring gas hob with extractor over, inset electric oven, inset eye-level microwave, integrated dishwasher, double glazed window to rear elevation, contemporary vertical radiator, laminate flooring, ceiling light points and archway leading through to utility area



Extended Snug/Family Area to Rear

11' 8" x 9' 1" (3.56m x 2.77m) With double glazed picture window to rear elevation, double glazed French doors leading out to newly decked patio, feature vaulted ceiling with Velux windows, spot lights to ceiling, schoolhouse style radiator and laminate flooring

Utility Area

With wall units providing storage, work surface, space and plumbing for washing machine and tumble dryer, space for fridge freezer, ceiling light point, double glazed door to side, laminate flooring and cupboard housing boiler

Lounge to Front

13' 10" x 13' 4" max (4.22m x 4.06m) With double glazed bay window to front elevation, double glazed windows to side, wall lighting, coving to ceiling, Adam style fire surround with gas fire and marble hearth and radiator

Accommodation on the First Floor

Landing

With ceiling light point, access to loft space, airing cupboard and doors radiating off to

Dual Aspect Bedroom One

11' 11" x 11' 11" (3.63m x 3.63m) With double glazed windows to front and side elevations, ceiling light point, radiator, two double built-in wardrobes and door leading into

En-Suite Shower Room

Being fitted with a three piece white suite comprising corner shower cubicle with thermostatic shower, low flush WC and pedestal wash hand basin, obscure double glazed window to side, tiling to walls, ceiling light point and heated towel rail

Bedroom Two to Rear

9' 10" x 9' 10" (3m x 3m) With double glazed window to rear elevation, radiator, built-in double wardrobe and ceiling light point

Bedroom Three to Rear

9' 2" x 8' 4" (2.79m x 2.54m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Four to Front

11' 3" x 7' 0" (3.43m x 2.13m) With double glazed window to front elevation, radiator and ceiling light point

Family Bathroom to Rear

Being fitted with a three piece white suite comprising panelled bath with shower over, low flush WC and pedestal wash hand basin, obscure double glazed window to rear, tiling to walls, ceiling light point and radiator

Private Rear Garden

With newly decked patio, lawned area, shrub borders, fencing and conifers to boundaries, timber summer house with double doors and windows and gated side access

Garage

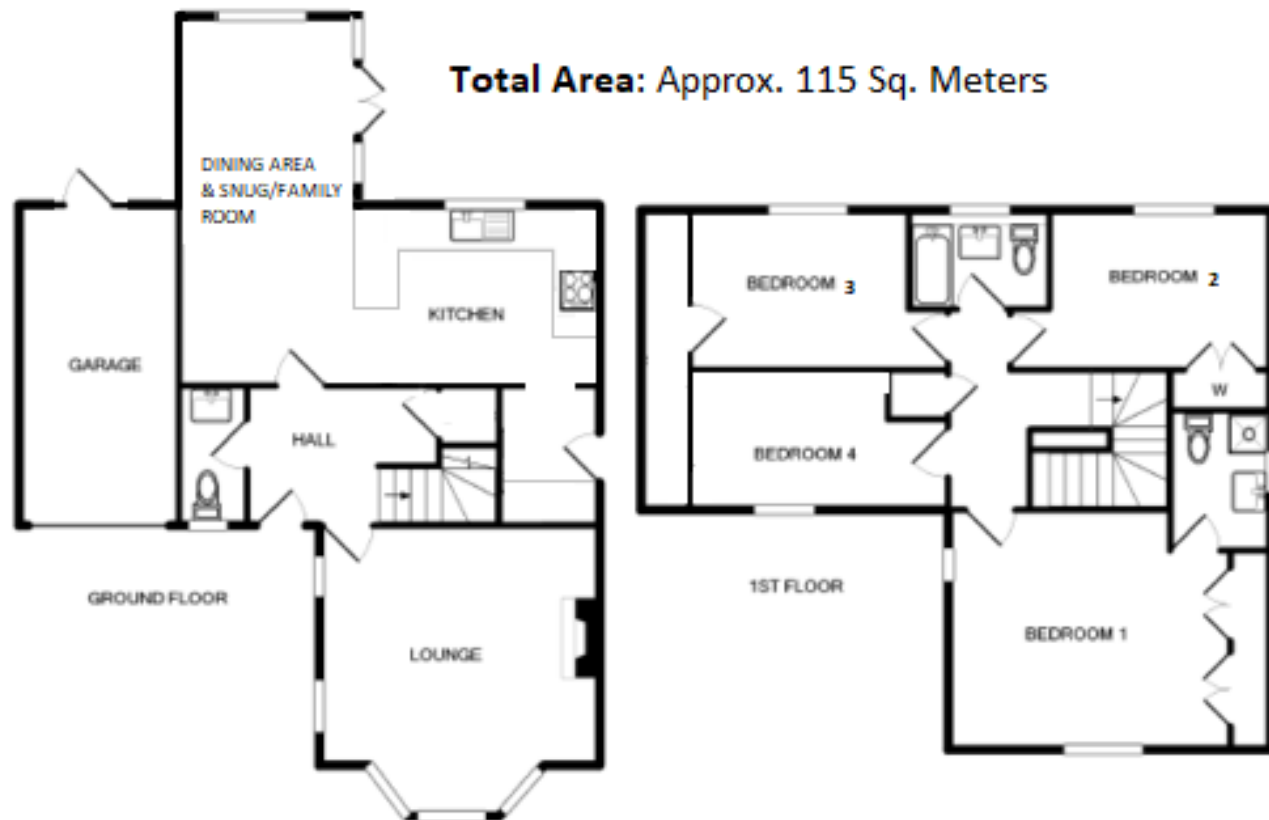
With up and over garage door to driveway

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor.



Total Area: Approx. 115 Sq. Meters



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.