



MARSH LANE, SOLIHULL, B91 2PE
ASKING PRICE OF £775,000



»X Three Bedroom Detached Bungalow
 »X No Upward Chain
 »X Immaculately Maintained & Decorated

»X Large Breakfast Kitchen
 »X Lounge / Dining Room
 »X Three Good Size Bedrooms

»X Ensuite Shower Room
 »X Double Garage
 »X West Facing Garden

PROPERTY OVERVIEW

Situated in the most sought after road in Solihull, a fantastic opportunity to purchase this spacious three bedroom detached bungalow offered to the market with no upward chain. This bungalow is within easy walking distance of Solihull town centre, benefits from gas central heating, mostly double glazed and has the added attraction of a west facing rear garden. The property has been immaculately maintained throughout and has further potential for bedrooms in the loft space (subject to planning permission). The accommodation briefly comprises enclosed porch, impressive entrance hall, spacious lounge/dining room, large breakfast kitchen, laundry/utility room, three bedrooms, ensuite shower room, family bathroom, double garage and west facing garden.

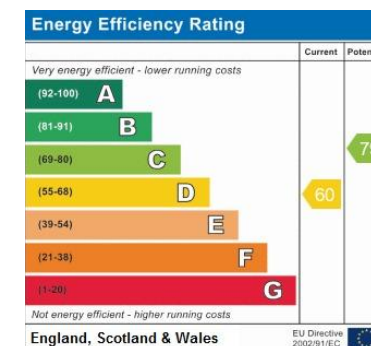
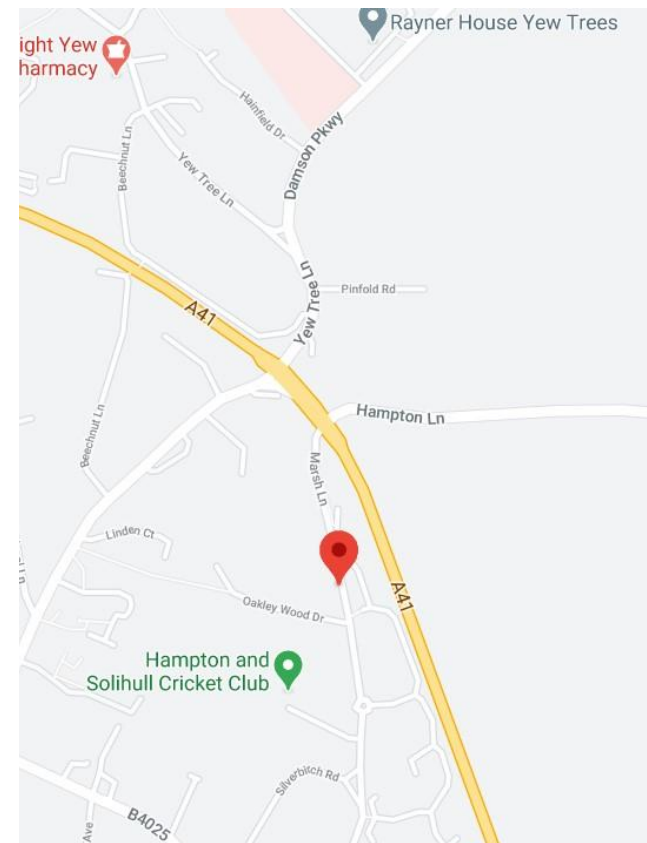
PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

COUNCIL TAX	Band F
TENURE	Freehold
SERVICES	Mains gas, electricity and water on a meter
LOFT SPACE	Partially boarded with ladder and lighting
GARDEN	West facing

ITEMS INCLUDED IN THE SALE

Freestanding cooker, fridge, dishwasher, fitted wardrobes in bedroom two and all carpets, curtains, blinds and light fittings.



ENCLOSED PORCH

10' 7" x 7' 1" (max) (3.25m x 2.17m)

IMPRESSIVE ENTRANCE HALL

23' 2" x 12' 10" (max) (7.07m x 3.92m)

LOUNGE / DINING ROOM

19' 10" x 14' 2" (6.05m x 4.34m)

BREAKFAST KITCHEN

18' 4" x 10' 11" (max) (5.59m x 3.33m)

LAUNDRY / UTILITY

14' 0" x 5' 8" (4.28m x 1.73m)

BEDROOM ONE (REAR)

15' 9" x 11' 11" (max) (4.82m x 3.64m)

ENSUITE SHOWER ROOM

7' 8" x 4' 8" (2.34m x 1.44m)

BEDROOM TWO (FRONT)

11' 10" x 11' 10" (3.63m x 3.62m)

BEDROOM THREE / STUDY

8' 11" x 7' 11" (2.73m x 2.42m)

FAMILY BATHROOM

9' 11" x 8' 3" (3.04m x 2.54m)

OUTSIDE THE PROPERTY

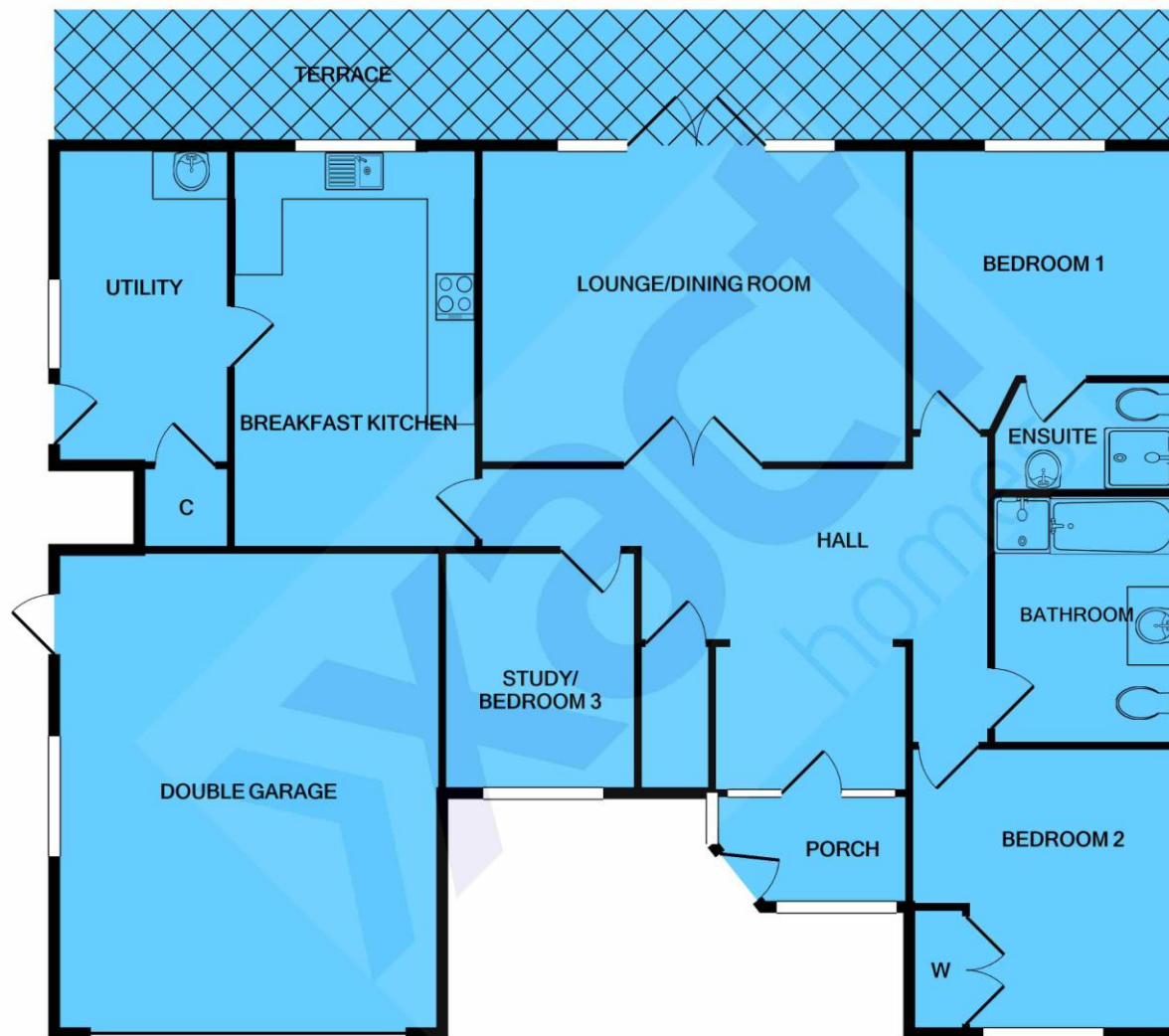
WIDE WEST FACING GARDEN

DOUBLE GARAGE

18' 6" x 15' 0" (5.66m x 4.58m)







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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