



Marshall Lake Road, Shirley

Guide Price £329,950





Marshall Lake Road

Shirley, Solihull

Situated within a most popular and convenient location, an ideal opportunity to purchase this three bedroom extended semi detached which would be ideal for a first time purchaser. The property is being well maintained throughout and benefits from gas central heating, double glazing and has the added attraction of an extended kitchen/dining/family area with double opening french doors out to the rear garden. The accommodation briefly comprises of: entrance hall, kitchen/dining/family room, living room, three bedrooms, bathroom, outside utility/wc, landscaped garden and off road parking to the front.

Council tax band: C

Tenure: Freehold

- Three Bedroom Extended Semi Detached
- Ideal For A First Time Purchaser
- Immaculately Maintained
- Open Plan Kitchen/Dining/Family Area
- Living Room
- Three Bedrooms
- Bathroom
- Landscaped Garden
- Early Viewing Essential





Entrance Hall
3' 10" x 2' 12" (1.18m x 0.91m)

Kitchen/Dining/Family Room
23' 2" x 14' 11" (7.05m x 4.55m)

Cloakroom
7' 3" x 2' 11" (2.2m x 0.88m)

Living Room
12' 6" x 11' 1" (3.8m x 3.39m)





First Floor

Bedroom One

12' 10" x 9' 2" (3.9m x 2.8m)

Bedroom Two

8' 8" x 8' 10" (2.64m x 2.68m)

Bedroom Three

8' 9" x 6' 8" (2.66m x 2.03m)

Bathroom

10' 3" x 6' 4" (3.12m x 1.92m)

Outside The Property

Drive To Front

Utility Room/Wc

8' 8" x 4' 4" (2.63m x 1.33m)

North Facing Rear Garden

Items Included In The Sale

Integrated oven, integrated hob, extractor, fridge, fridge freezer, dishwasher, washing machine, tumble dryer, all carpets, all curtains, all blinds, fitted wardrobes in one bedroom, all light fittings and garden shed

ADDITIONAL INFORMATION

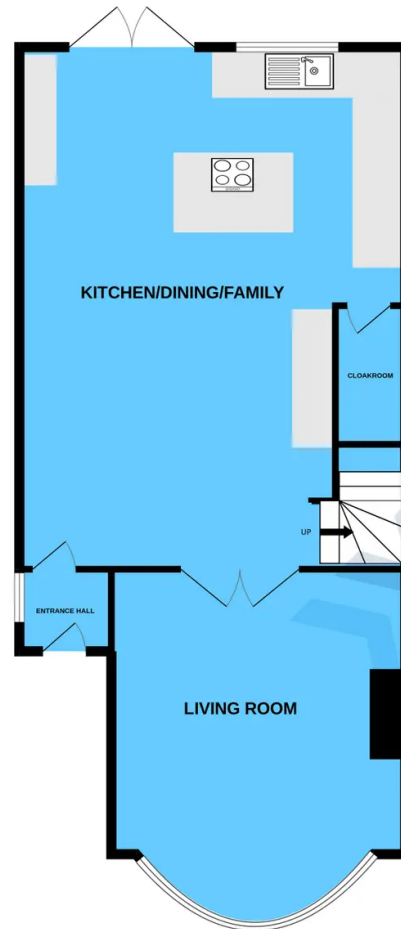
Services - Water meter, mains gas, electricity and mains sewers. Broadband - Virgin. Loft Space - Boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

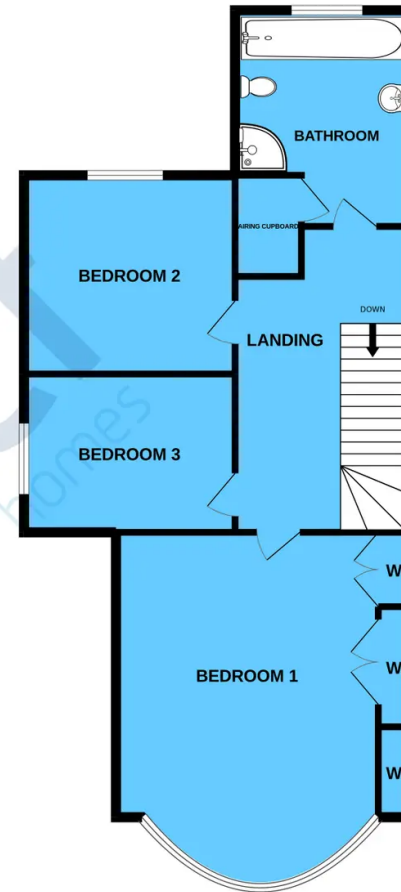
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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