



Marcot Road, Solihull

Guide Price £240,000





37 Marcot Road

Solihull, Solihull

PROPERTY OVERVIEW

Situated in the most popular location, a fantastic opportunity to purchase this two bedroom semi-detached bungalow offered to the market with NO UPWARD CHAIN. The property benefits from gas central heating, double glazing, but is in need of some modernisation, and has the added attraction of a South facing garden. The accommodation in more detail comprises of: enclosed porch, entrance hall, living room, dining area (could be used as a third bedroom), kitchen, two bedrooms, shower room, laundry/utility, garage and South facing garden.

Council Tax band: C

Tenure: Freehold

- Traditional Two Bedroom Semi Detached Bungalow
- NO UPWARD CHAIN
- Lounge
- Dining Area
- Kitchen
- Shower Room
- Laundry/Utility
- South 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 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

ITEMS INCLUDED IN THE SALE

Free standing cooker, all carpets, all curtains, all blinds and garden shed

ADDITIONAL INFORMATION

Services: main gas, electricity and mains sewers. 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.





ENCLOSED PORCH

6' 11" x 5' 7" (2.10m x 1.69m)

ENTRANCE HALLWAY

12' 4" x 5' 8" (3.76m x 1.72m)

LIVING ROOM

11' 10" x 14' 10" (3.61m x 4.52m)

DINING ROOM/BEDROOM THREE

9' 8" x 7' 3" (2.95m x 2.22m)

KITCHEN

6' 3" x 8' 2" (1.91m x 2.50m)

UTILITY

10' 11" x 9' 2" (3.33m x 2.79m)

BEDROOM ONE

12' 8" x 11' 1" (3.87m x 3.39m)

BEDROOM TWO

9' 1" x 7' 10" (2.78m x 2.39m)

SHOWER ROOM

7' 11" x 5' 9" (2.41m x 1.74m)

OUTSIDE THE PROPERTY

SOUTH WEST FACING GARDEN

GARAGE/STORE

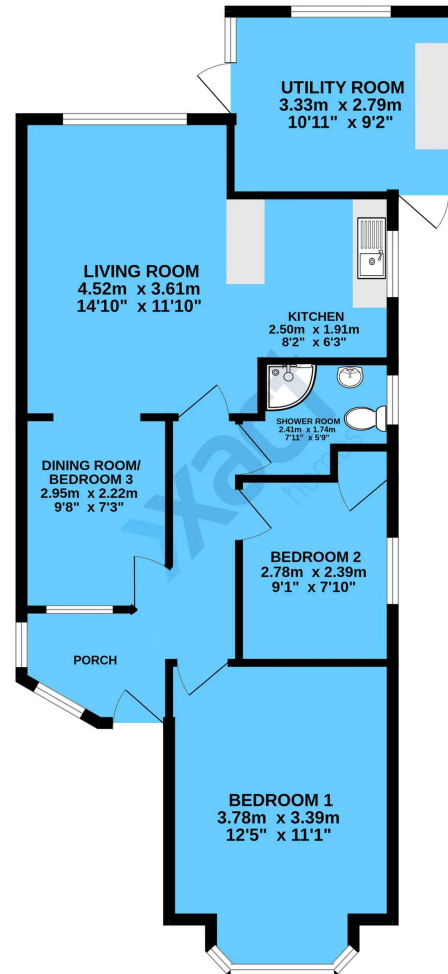
18' 1" x 9' 3" (5.50m x 2.81m)

TOTAL SQUARE FOOTAGE

66.8 sq.m (719 sq.ft) approx.



GROUND FLOOR
66.8 sq.m. (719 sq.ft.) approx.



TOTAL FLOOR AREA : 66.8 sq.m. (719 sq.ft.) approx.

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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