



Marcot Road, Solihull

Guide Price £325,000







## PROPERTY OVERVIEW

Situated in a most popular location, a fantastic opportunity to purchase this totally modernized three bedroom extended semi detached bungalow which must be viewed internally to be appreciated. The property has been immaculately maintained and extended by it's present owners, benefits from gas central heating, double glazing and has the added attraction of a large lounge / dining room with a luxury fitted kitchen with double opening french doors opening out to a south facing garden. The accommodation in more detail comprises of: entrance hall, spacious lounge/dining room, luxury fitted breakfast kitchen, three bedrooms, study / occasional fourth bedroom, modern re fitted bathroom, south facing garden, off road parking to the front and rear gated drive access.





#### 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.

Council Tax band: C

Tenure: Freehold



- Three Bedroom Extended Semi Detached Bungalow
- Immaculately Maintained
- Internal Viewing Essential
- Large Extended Lounge / Dining Room
- Luxury Fitted Breakfast Kitchen
- Three Bedrooms
- Study / Occasional Fourth Bedroom
- South Facing Garden
- Off Road Parking To The Front





**SIDE ENTRANCE HALL**

12' 8" x 5' 7" (3.86m x 1.69m)

**LOUNGE / DINING ROOM**

24' 3" x 11' 7" (7.40m x 3.54m)

**BREAKFAST KITCHEN**

13' 5" x 7' 5" (4.08m x 2.26m)

**BEDROOM ONE**

13' 5" x 10' 11" (4.09m x 3.32m)

**BEDROOM TWO**

9' 0" x 7' 10" (2.75m x 2.38m)

**BEDROOM THREE**

9' 9" x 7' 3" (2.98m x 2.20m)

**STUDY / BEDROOM FOUR**

9' 6" x 8' 0" (2.89m x 2.45m)

**BATHROOM**

7' 9" x 5' 9" (2.35m x 1.76m)

**TOTAL SQUARE FOOTAGE**

Total floor area: 86.0 sq.m. = 926 sq.ft. approx.

**OUTSIDE THE PROPERTY**

**SOUTH FACING GARDEN**

**OFF ROAD PARKING TO THE FRONT**



**ITEMS INCLUDED IN SALE**

Neff integrated oven, integrated hob, extractor, fridge, dishwasher, washing machine, all carpets, all blinds, all light fittings and a garden shed.

**ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.  
Broadband - Sky. Loft space - boarded with ladder, lighting and velux.

**MONEY LAUNDERING REGULATIONS**

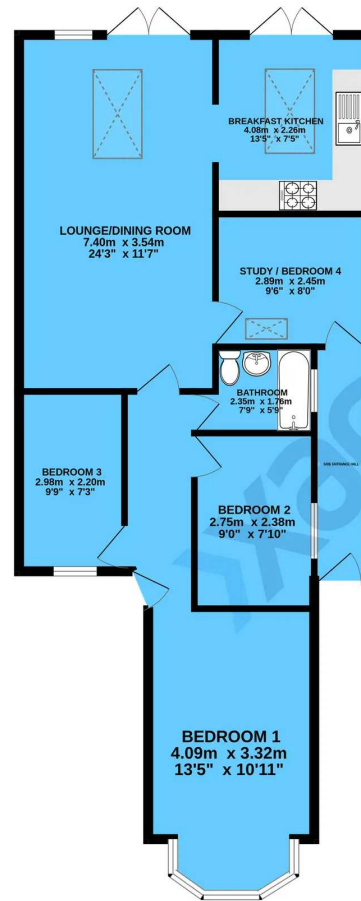
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.







GROUND FLOOR



TOTAL FLOOR AREA : 86.0 sq.m. (926 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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