



smarthomes

Marcot Road

Solihull, B92 7PR

- A Recently Refurbished Semi-Detached Bungalow
- Three Bedrooms
- Open Plan Lounge/Diner/Re-Fitted Kitchen
- Re-Fitted Shower Room

£250,000

EPC Rating 54'





Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.



The property is set back from the road behind a tarmacadam fore garden with a paved pathway leading to a UPVC double glazed door leading into

Entrance Hallway

With ceiling light point, radiator, laminate flooring, loft access and doors leading off to



Open Lounge/Diner/Re-Fitted Kitchen

18' 5" x 14' 9" (5.61m x 4.5m) With UPVC double glazed windows to rear and side elevations, UPVC double glazed door to rear garden, laminate flooring, radiator and ceiling light points. The kitchen area is re-fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring ceramic hob with extractor hood over and oven below, integrated fridge/freezer and space and plumbing for washing machine



Bedroom One to Front

12' 8" x 10' 10" (3.86m x 3.3m) With UPVC double glazed bay window to front elevation, wall mounted radiator and ceiling light point

Bedroom Two to Front

9' 6" x 7' 1" (2.9m x 2.16m) With UPVC double glazed window to front elevation, wall mounted radiator and ceiling light point



Bedroom Three to Side

9' x 7' 7" (2.74m x 2.31m) With UPVC double glazed window to side elevation, wall mounted radiator, wall mounted gas central heating boiler, built in storage cupboard and ceiling light point

Re-Fitted Shower Room to Side

5' 9" x 5' 7" (1.75m x 1.7m) Being re-fitted with a modern white suite comprising of a large walk in shower, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas, wood effect flooring, ceiling light point and an obscure double glazed window to the side elevation

Rear Garden

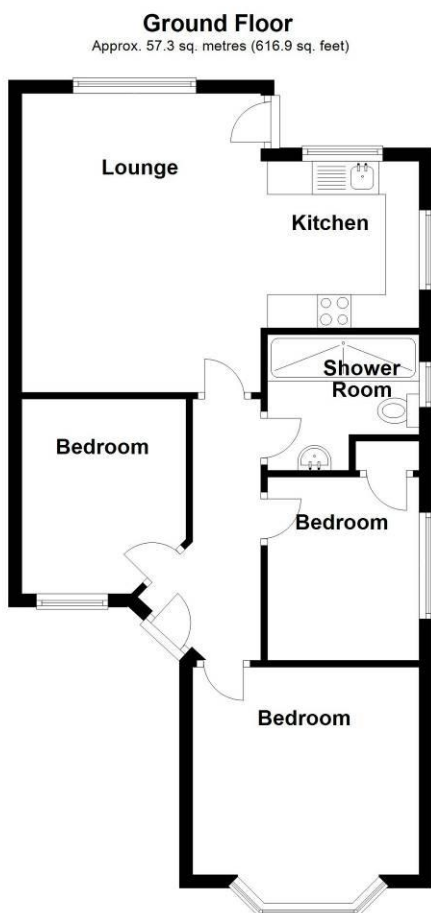
Being mainly laid to lawn with paved patio, gated side access, flowering borders, panelled fencing to boundaries, rear hardstanding and access to

Rear Garage

Accessed via a shared rear service road

Tenure

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



Total area: approx. 57.3 sq. metres (616.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road
Shirley
Soliuhull
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

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