



134 Marcot Road

, Solihull, B92 7PS

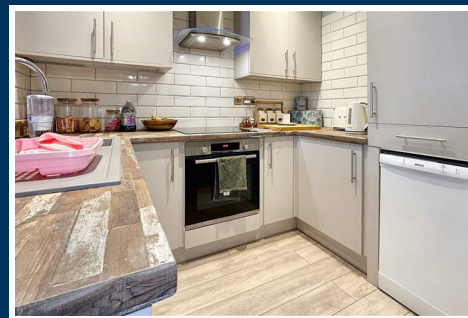
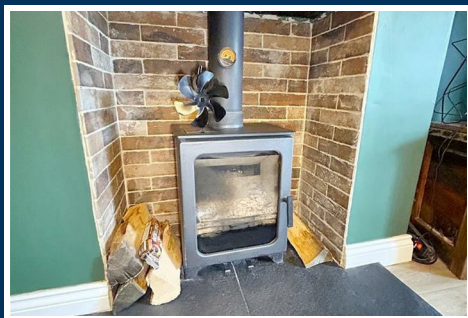
Asking Price £280,000



We are pleased to offer this lovely three bedroom, semi detached bungalow located in Solihull, offering great transport into the Solihull Centre, Birmingham City Centre, Birmingham Airport and motorway links.

This well proportioned bungalow offers: off road parking, large entrance porchway, hallway, living room with open archway into kitchen, conservatory with utility space, three bedrooms, bathroom and access to a landscaped rear garden and also has the addition of a rear workshop space with store to the rear of the garden.

The property further benefits from double glazing, electric heating, multi fuel burner in the living area and solar panels to keep the running costs low. Viewings are highly recommended and to book your viewing please call our Kings Norton Office. EPC Rating D



Approach

The property is approached via a block paved front driveway leading to a composite front door with double glazed windows to the side aspect opening into:

Porch

6'7" x 7'4" (2.023 x 2.248)

With tiled flooring, double glazed window into bedroom three, wall mounted light point and door opening into:

Hallway

With tiled flooring, loft access point, ceiling light point, storage radiator and doors opening into:

Bedroom Three

7'1" max x 9'5" max (2.173 max x 2.882 max)

With double glazed window to the porch aspect and ceiling light point.

Bedroom One

10'11" max x 13'1" max (3.328 max x 3.995 max)

With double glazed bay window to the front aspect and ceiling light point.

Bedroom Two

7'7" x 8'11" (2.336 x 2.730)

With double glazed window too the side aspect and ceiling light point.

Bathroom

7'7" max x 6'2" max (2.329 max x 1.880 max)

With bath with mains shower over and two taps, obscured window to the side aspect, low flush push button WC, wash hand basin on pedestal with two taps over, extractor fan, tiled splashbacks and electric heated towel rail.

Open Plan Living and Kitchen

14'9" max x 11'4" max (4.500 max x 3.463 max)

With laminate wood effect floor covering, open fireplace with wood burner, ceiling light point, double glazed doors with accompanying side windows into conservatory and open archway leading to:

Kitchen

6'1" x 8'1" (1.857 x 2.468)

With a selection of matching wall and base units, tiling to splash back areas, integrated oven with four ring burner electric hob, one and a half sink and drainer with mixer tap over, ceiling strip light, space for slimline dishwasher, integrated fridge and double glazed window to the rear conservatory aspect,

Conservatory

15'10" max x 9'0" max (4.834 max x 2.754 max)

Double glazed door with accompanying single glazed windows giving views and access to the rear garden, space facility for fridge freezer, space facility for washing machine, window overlooking the kitchen aspect and providing plentiful storage.

Rear Garden

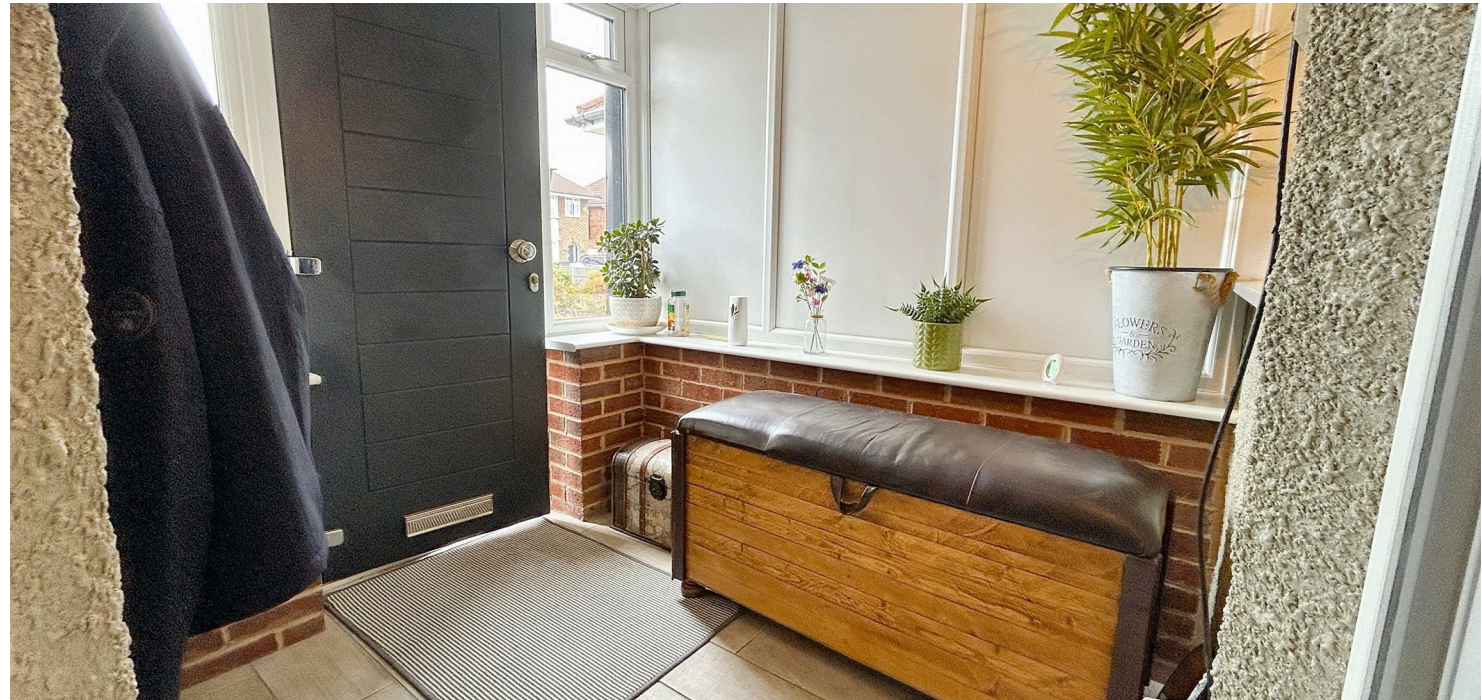
This landscaped rear garden with decking area, patio area with pathway leading to the the rear storage, decorative gravelled areas with mature trees and plants.

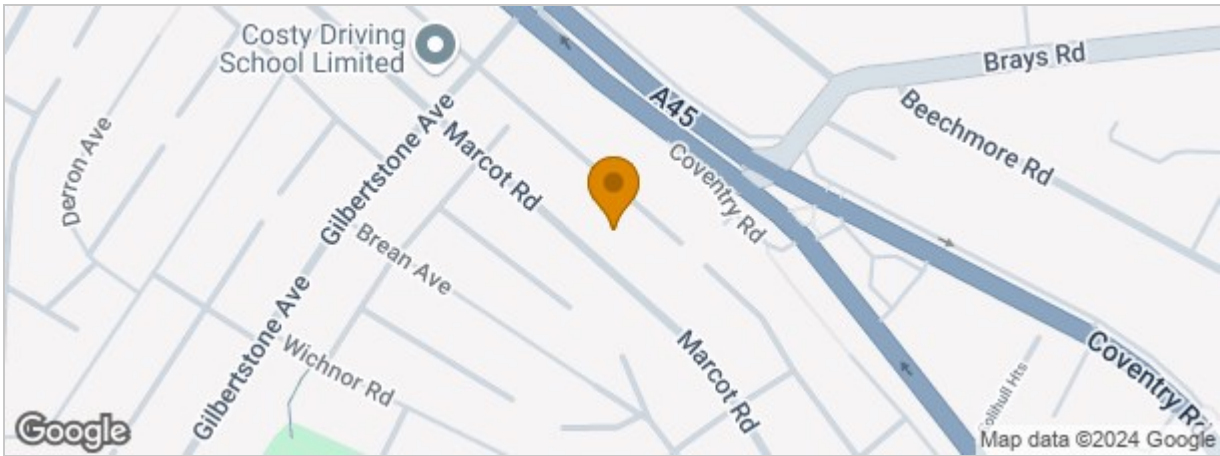
Workshop

18'2" x 7'2" (5.56 x 2.2)

Store

11'3" x 7'2" (3.45 x 2.2)





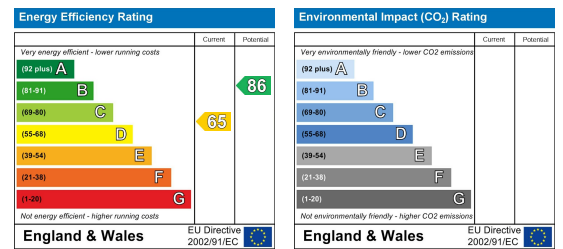
Floor Plan



Viewing

Please contact our Kings Norton Office on 0121 459 2299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.