


SHEPHERD CULLEN

Marsh Lane
Solihull



A property perfectly placed for schooling, park walks and a bustling town centre. This immaculately presented detached family home is situated on a quiet lane behind electric iron gates, whilst being located just minutes from Solihull Town Centre, offering an array of local amenities, restaurants and entertainment complex.

Upon arrival, the gated frontage provides access into the large driveway, providing ample parking for multiple vehicles. The property stands proudly and is set superbly back from Marsh Lane, enjoying an established lawn area to the right-hand side.



The wooden framed porch leads into the spacious and welcoming hallway, providing a glimpse of the living accommodation available. There are four reception rooms to the ground floor including the dual aspect living room with an impressive stone fireplace, creating a focal point to the room. The living room enjoys views of the front garden and is accessible from the orangery via double French glazed doors, allowing a copious amount of natural light into this main reception room.

The orangery is situated just off the hallway and provides versatile accommodation as a further living room, gym or playroom perhaps. The attractive Herringbone flooring and choice of paint colours reflect the quality of workmanship and fittings found throughout the property. The bifold doors provide direct access onto the patio and rear garden, perfect for in the summer months.





The Tom Howley shaker style kitchen is most striking, enjoying a marble top and splashback, an array of integrated appliances and a wonderful butlers pantry, providing even further storage space. The tiled flooring and use of timeless paint colours enhance the peaceful environment found throughout the property. There is space for a dining table, just off the kitchen, perfect for day to day living with access onto the rear patio via French doors. The snug and family room, situated just off the dining area, provides versatile accommodation as a further snug or playroom perhaps. This reception room is currently used as a music room.





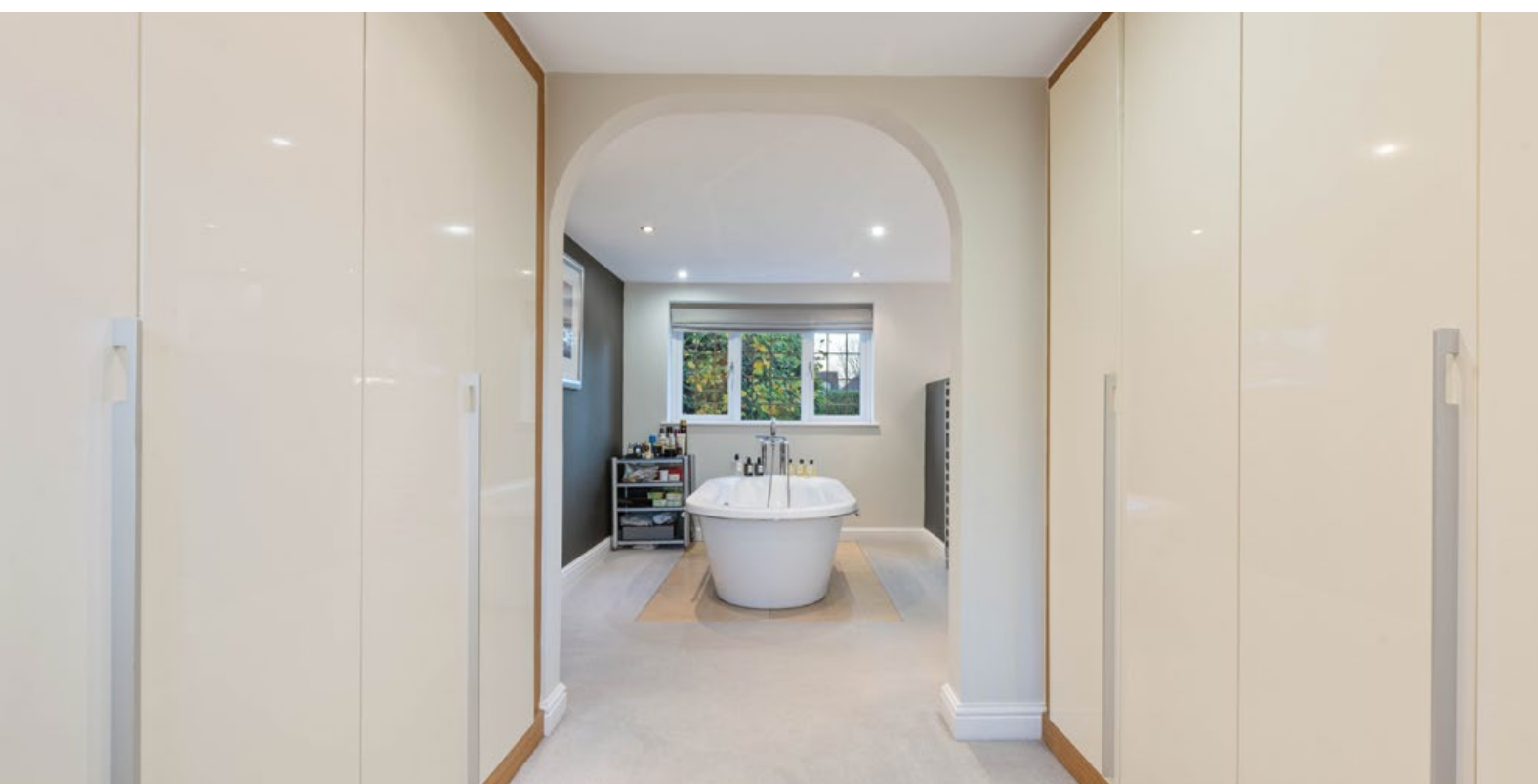
The formal dining room is situated to the front of the property, overlooking the front garden. This reception room is currently used as a study, perfect for those working from home. The guest WC completes the ground floor accommodation.

The stairs ascend up to the first floor with a brilliant open landing area. This space is currently used as a study, but provides the opportunity to create a fifth bedroom if so desired.

The thought and attention to detail of the principal bedroom does not go unnoticed, enjoying a walk-in wardrobe with fitted wardrobes, large ensuite wet room and an area designated to the free-standing bath. The bath is discreetly separated from the bedroom creating a sense of privacy within the room. The principal bedroom also enjoys a fitted aircon unit, ideal for in the warmer months.

Bedroom 2 and 3 are also situated on the first floor and share use of the large Jack and Jill family bathroom with Porcelanosa tiling. Bedroom 3 also benefits from fitted wardrobes.

Bedroom 4 is located on the second floor with guest WC and versatile loft space, perfect for a further study space or dressing area. The total square footage is approx. 3051 sq ft.

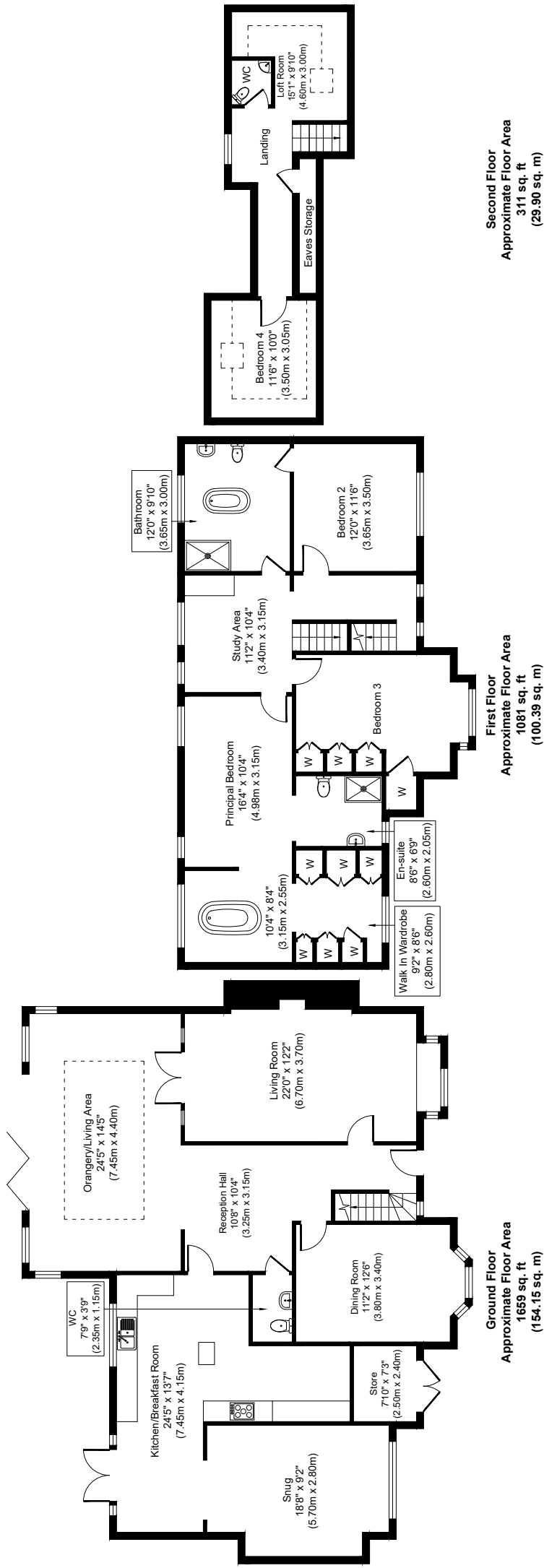






Externally, the rear garden benefits from a large patio area with room for outdoor furniture and is accessible from both the orangery and dining kitchen. The garden benefits from established greenery and foliage with several established trees, creating a sense of privacy from neighbouring properties. The rear garden enjoys a westerly aspect.

The property is offered for sale with no upward chain.



Approx. Gross Internal Floor Area 3,051 sq. ft. (284.44 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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General Information

Tenure: Freehold
Services: All main services are understood to be connected to the property
EPC Rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Local Authority: Solihull Metropolitan Council
Council Tax Band G (correct at time of assembling the sales details)
Postcode: B91 2PE

DIRECTIONS

From Solihull Town Centre, proceed towards Knowle and Dorridge on the Warwick Road passing Solihull School (senior campus) on your left hand side. Through the traffic lights continue on the Warwick Road towards Brueton Park, taking the next left after Sandal Rise onto Marsh Lane. Passing the Marie Curie West Midlands Hospice on your right hand side, continue up Marsh Lane, straight on over the mini roundabout and the property will be found on your left hand side.

AGENTS' NOTE

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. Subjective comments in these details imply the opinion of the selling agent at the time these details were prepared. Naturally, the opinions of purchasers may differ. These sales particulars are produced to offer a guide only and do not constitute any part of a contract or offer. We would advise that fixtures and fittings included within the sale are confirmed by the purchaser at the point of offer.

ANTI MONEY LAUNDERING (AML)

We are subject to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. As a result we will need to carry out due diligence on all of our purchasers to confirm their identity. We will therefore obtain and hold evidence confirming your identity and proof of your address. Your identity may be subject to an electronic identity check. This system allows us to verify you from basic details and you understand we will be unable to proceed with any work on your behalf until we obtain this from you in order to meet compliance obligations for Anti Money Laundering.

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