



**2a Marsham Court Road, B91 2ET**  
Sale Price Offers in Excess £485,000



**Love**  
Property Co.



## 2a Marsham Court Road, Solihull, B91 2ET

Tenure - Freehold

EPC Rating – D

Council Tax Band - F

Love Property Co are pleased to offer this sought after and fantastic opportunity to buy this very large 1805.1 sq. feet (167.7 sq. metres) four-double bedroom detached B91 post code home which offers the perfect opportunity to upgrade, refurbish and modernish to your own taste. It has UPVC double glazing, gas central heating private rear garden with a large patio area and comprises a porch, large entrance hall, lounge, dining room, kitchen, Utility, Lean-to, large first floor landing, four double bedrooms, family bathroom and en-suite shower to main bedroom, separate WC, garden to rear, large block paved driveway for multiple vehicles and a double garage that could be converted STPP

### PROPERTY LOCATION

This property is close to Jaguar Land Rover, Dove House Shopping Parade and Solihull town centre. 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.

This residence provides a peaceful retreat in a desirable location, perfect for those seeking to put their own modern stamp onto a very inviting home.





## PROPERTY MEASUREMENTS:

### LOUNGE

17' 10" X 13' 9" (5.44m x 4.18m)

### DINING ROOM

8' 10" X 13' 9" (2.68m x 4.18m)

### KITCHEN

9' 8" X 16' 0" (2.95m x 4.88m)

### UTILITY

5' 7" X 7' 0" (1.71m x 2.13m)

### LEAN-TO

9' 3" X 4' 9" (2.81m x 1.45m)

WC - 5' 7" X 7' 0" (1.71m x 2.13m)

### PRINCIPLE BEDROOM

16' 0" X 13' 9" (4.88m x 4.18m)

### EN-SUITE

7' 11" X 4' 5" (2.41m x 1.35m)

### BEDROOM TWO

10' 8" X 13' 9" (3.24m x 4.18m)

### BEDROOM THREE

10' 8" X 8' 2" (3.25m x 2.48m)

### BEDROOM FOUR

13' 4" X 8' 4" (4.05m x 2.54m)

### BATHROOM

7' 11" X 6' 5" (2.41m x 1.96m)

### GARAGE

15' 11" X 16' 4" (4.86m x 4.99m)

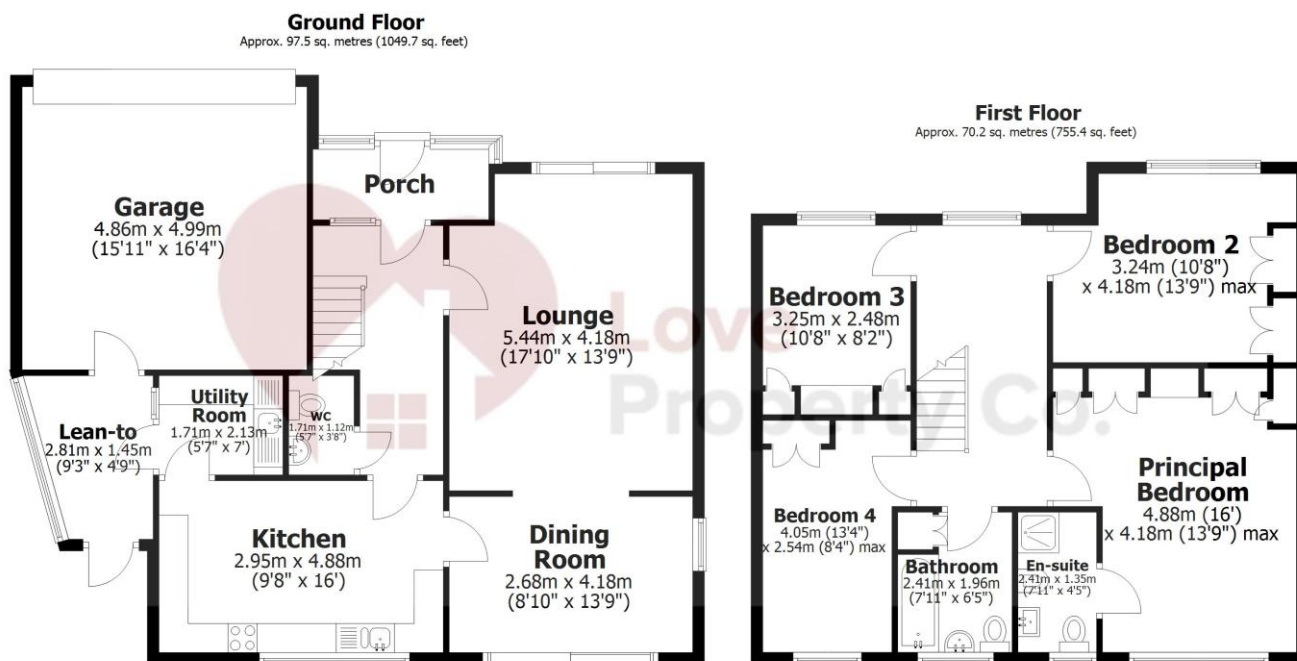
### TOTAL SQUARE FOOTAGE (Approx.)

1805.1 sq. Feet (167.7 sq. metres)

### 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.





Total area: approx. 167.7 sq. metres (1805.1 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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