



**Marshall Lake Road, Shirley Solihull B90 4RH**

**welcome to**

**Marshall Lake Road, Shirley Solihull**

A charming two bedroom coach house apartment offered CHAIN FREE in the popular location of Shirley, Solihull. The home is situated within close proximity to local amenities such as schools, shops, eateries and transport links. This is ideal for for First Time Buyers or an investment opportunity.



## Agents Notes

The Council Tax Band is B. The length of the lease is 999 years from and including 25 March 2012.

## Entrance Hall

Obscure double glazed door to front. Double glazed sky light to front. Stairs ascending to upper floor.

## Open Plan Kitchen-Lounge

21' 5" x 16' 10" ( 6.53m x 5.13m )

### Kitchen Area

Base units with sink and drainer. Integrated appliances (oven with gas hob and extractor hood over. Washing machine, dishwasher & fridge). Access to boiler and loft. Reduced ceiling.

## Lounge Area

Double glazed window to front. Double glazed sky lights to front and rear. Central heating radiator.

## Bedroom One

13' 5" x 12' 3" ( 4.09m x 3.73m )

Double glazed window to front. Central heating radiator. Two built-in-wardrobes and reduced ceiling.

## Ensuite

Low level toilet, wall mounted hand wash basin and bath with screen and wall mounted shower head over. Heated towel rail, tiling to splash prone areas and reduced ceiling.

## Bedroom Two

8' 2" x 8' 1" ( 2.49m x 2.46m )

Double glazed window to front. Central heating radiator.

## Bathroom

Low level toilet, wall mounted hand wash basin and shower cubicle. Heated towel rail and tiling to splash prone areas.

## Side Garden

Patio area with timber fence surrounding with gate and access to storage cupboard.

## Parking

Allocated space



**view this property online** [shipways.co.uk/Property/SLY110693](http://shipways.co.uk/Property/SLY110693)



welcome to

## Marshall Lake Road, Shirley Solihull

- TWO BEDROOM COACH HOUSE APARTMENT
- OPEN PLAN KITCHEN-LOUNGE
- MASTER BEDROOM WITH ENSUITE
- BATHROOM
- ALLOCATED PARKING SPACE

Tenure: Leasehold EPC Rating: C

offers over

**£190,000**



Awaiting Photograph



Please note the marker reflects the postcode not the actual property

**view this property online** [shipways.co.uk/Property/SLY110693](https://shipways.co.uk/Property/SLY110693)

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
SLY110693 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**0121 744 4595**



[shirley@shipways.co.uk](mailto:shirley@shipways.co.uk)



208 Stratford Road, Shirley, SOLIHULL, West Midlands, B90 3AG



[shipways.co.uk](https://shipways.co.uk)