



# Marsden Close, Solihull

**Guide Price £200,000**

- **GROUND FLOOR MAISONETTE**
- **PRIVATE GARDENS**
- **GREAT LOCATION**
- **CONSERVATORY**
- **TWO BEDROOMS**
- **POTENTIAL FOR OFF ROAD PARKING**
- **CHAIN FREE**

Marsden Close is indirectly off The Warwick Road and Kineton Green Road and as such is in a very convenient location and a short distance away from local schooling, West Warwickshire sports club and Olton Railway Station offering services to Birmingham and beyond.

The A41 gives access, via Acocks Green, to the city centre of Birmingham and travelling in the opposite direction, passing the Dovehouse parade of shops, to the town centre of Solihull.

Solihull has a thriving business community and its own main line London to Birmingham railway station, opposite which is Tudor Grange Park and leisure centre and Solihull College.

Set back from the road behind large fore garden is the ground floor maisonette

### **ENTRANCE PORCH**

Accessed via glazed upvc glazed door and leads to the inner door to hallway

### **ENTRANCE HALL**

A through reception allowing access to all rooms. With ceiling light and wall mounted radiator.

### **LIVING ROOM**

**12'5" x 11'8" (3.8 x 3.57)**



A bright living room with window to front elevation. With electric fire place and stone effect surround. Having central ceiling light and wall mounted radiator.

### **KITCHEN**

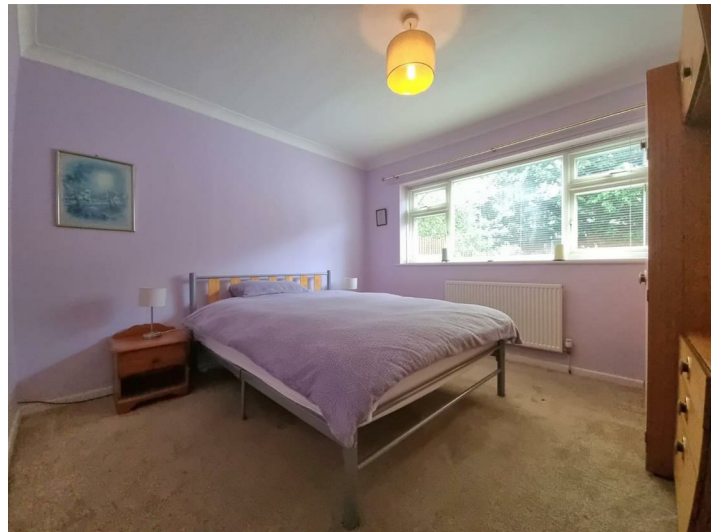
**10'10" x 12'4" (3.31 x 3.78)**



A fitted kitchen with window to side elevation. Having a range of wall mounted and base units with worktop over with integrated appliances including electric oven and extractor, gas hob, 1 bowl sink with drainer and mixer tap over, space and plumbing for washing machine and fridge freezer. With door to rear elevation opening into conservatory.

### **BEDROOM ONE**

**10'10" x 11'8" (3.31 x 3.57)**



A good sized double room with window to rear elevation, wall mounted radiator and ceiling light.

**BATHROOM**  
7'6" x 6'4" (2.3 x 1.95)



A fitted bathroom with shower, toilet, and wash basin with window over rear elevation.

**DINING ROOM/BEDROOM TWO**  
9'3" x 12'4" (2.84 x 3.78)



A double room with window to front elevation. with ceiling light and wall mounted radiator.

**CONSERVATORY**  
6'7" x 9'2" (2.02 x 2.8)



A UPVC conservatory with side door onto the garden.

**OUTSIDE**



To the front we have a large fore garden mainly laid to lawn with pathway leading to front door and side access into the garden. This could easily be converted into off road parking with the relevant planning permissions.

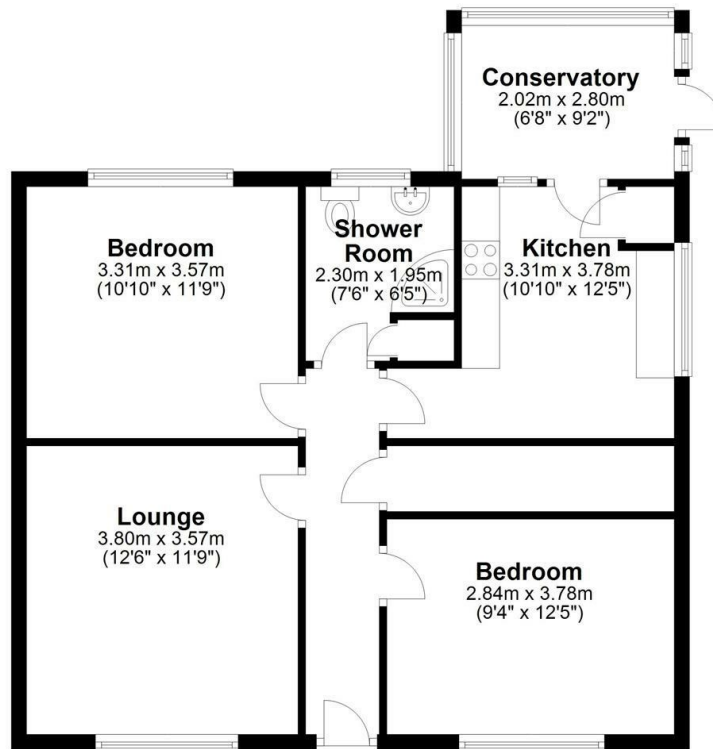
To the rear we have a private garden mainly laid to lawn with patio area and mature shrubs bordered by panelled fencing.



## FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

### Ground Floor



### LOCATION

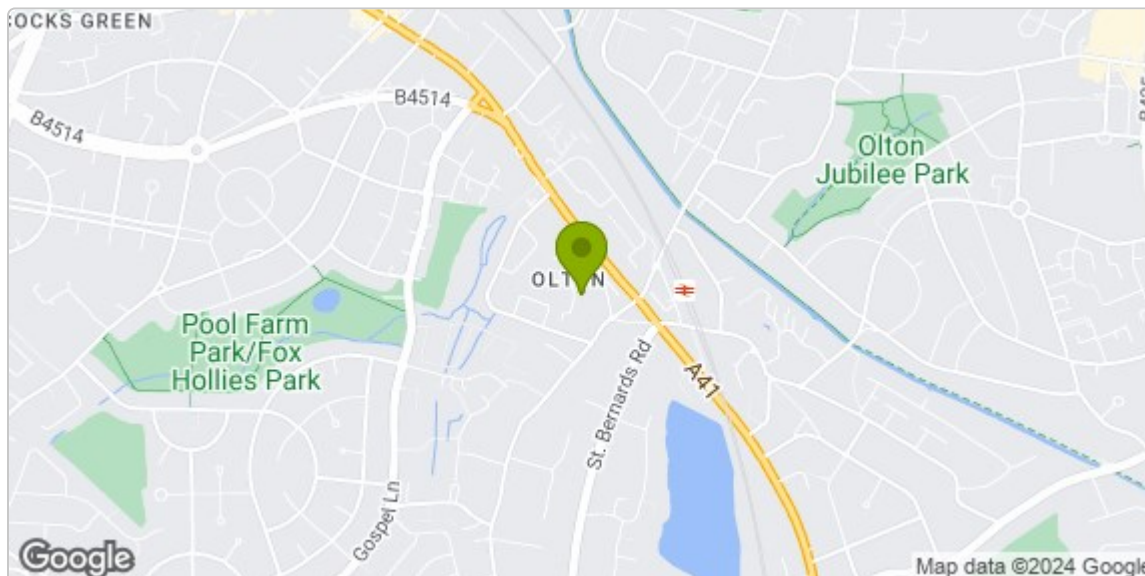
Leaving the town centre of Solihull via the A41 Warwick Road proceed towards Olton, past the Dovehouse parade of shops, under the railway bridge and at the second set of traffic lights turn left into St Margaret's Road, at the first small round about take a right onto the Old Warwick Road and then a quick left onto Bickenhill Park Road followed by an immediate left onto Marsden Close. The property can be found on the left hand side.

**TENURE** We are advised that the property is Leasehold. Any interested party should obtain verification through their legal representative.

### VIEWING

By appointment only please with the Solihull office on 0121 711 1712

**THE CONSUMER PROTECTION REGULATIONS:** The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.



Full Postal Address:  
19 Marsden Close Solihull  
Solihull B92 7JR

Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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