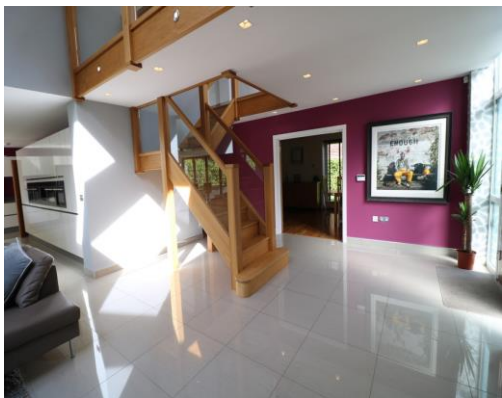




smarthomes



- A Stunning Bespoke Detached Family Home
- Five Spacious Bedrooms
- Superb Open Plan Family Kitchen with Mezzanine
- Three Luxury En-Suites

Marshall Lake Road, Shirley, Solihull, B90 4RB

£899,500

Smart Homes are delighted to offer this unique opportunity to purchase a bespoke five bedroom individual build situated in an extremely private gated plot benefitting from a superb open plan family kitchen with feature mezzanine oak glazed landing, further spacious lounge/diner, utility room, guest W.C, master bedroom with Juliette balcony, three en-suite bathrooms, luxury family bathroom, underfloor heating, private front and rear gardens, substantial off road parking, double garage and no upward chain





## Property Description

Shirley is a well located area in the heart of Solihull, surrounded by parks, local shops with a large selection of vibrant bars and restaurants, making this a great place to relocate. Shirley also has a good wealth of transport links, with 2 railway stations and frequent buses into the City Centre, providing easy access to commute and travel everyday. Shirley boasts a brand new 'Park Gate' shopping centre, packed with a variety of independent shops, supermarkets and a gym, leaving everything right on your doorstep.

The property is accessed from Marshall Lake Road via remote automated gates leading to a substantial gravelled driveway extending to blocked parking area providing off road parking for over five vehicles and access to double brick built garage. A granite herringbone patio area with retaining steel planters and Buxus leads to pathway extending to feature doorway with contemporary brushed stainless steel and glazed floating porch with lighting to either side and composite front door with frosted glazed inset leading into







### **Breath-Taking Family Kitchen**

40' 5" max x 25' 10" max (12.32m x 7.87m)

With centred Oak bespoke staircase with glazed inset leading to mezzanine landing, polished porcelain tiling to floor, inset LED ceiling down lighters, double Oak doors to main lounge and opening to family area with hard-wiring for wall mounted television, feature vaulted ceiling with Velux windows and opening to kitchen area with a range of satin fronted wall and base units, integrated Hotpoint appliances including steam oven, grill, coffee maker and double ovens, centre island with four ring induction hob and substantial seating area, inset stainless steel sink with mixer tap, a range of pan drawers, granite worktops and matching upstands, feature ceiling Silverline combination extractor and light, hard-wired speakers, under-floor thermostat and powder coated aluminium bi-folding doors and Oak door leading into

### **Utility Room**

5' 3" x 11' 1" (1.6m x 3.38m) With plumbing for appliances, Perspex glass splashback, double glazed door to side elevation, inset LED downlighters, a range of wall and base units, ceiling extractor and polished porcelain tiling to floor

### **Additional Lounge/Diner to Rear**

28' 9" x 15' 11" max (8.76m x 4.85m) With Oak flooring, double opening Oak doors, ceiling light point, under-floor heating, two sets of double glazed French doors leading out to rear garden, feature lighting to ceiling and hard-wiring for speakers

### **Inner Hallway**

With feature ceiling lights, ceiling smoke alarm, polished porcelain tiling to floor with matching upstand, infra-red alarm sensor and oak doors leading off to

### **Guest WC**

With contemporary Duravit suite comprising of concealed push button WC, barrel style wash hand basin and bidet, polished porcelain tiling to floor with matching upstand, ceiling extractor, ceiling light point and touch operated vanity mirror

### **Boiler & Comms Cupboard**

With pressurised hot water tank, ceiling light point and comms cupboard for internet and camera

### **Ground Floor Bedroom Five**

11' 1" x 14' 4" (3.38m x 4.37m) With Oak flooring, inset downlighters, wall mounted infra-red alarm sensor, hard-wiring for wall mounted television and oak door leading into

### **En-Suite Shower Room**

With contemporary polished tiling to walls, feature tiled border, close coupled WC, floating Roca wash hand basin and large walk-in shower with overhead monsoon soaker and additional hand fitment, fixed glazed shower screen and ceiling extractor

### **Superb Open Plan Landing**

With mezzanine floor overlooking family area, feature double glazed window, Oak flooring, feature vaulted ceiling, ceiling light point, radiator and doors radiating off to

### **Superb Master Bedroom**

20' 4" up to wardrobe x 16' 6" (6.2m x 5.03m) With a comprehensive range of fitted wardrobes, radiator, UPVC double glazed French doors to Juliette balcony, Oak flooring and Oak door leading into

### **En-Suite Shower Room**

With contemporary porcelain rippled tiles, Roca vanity wash hand basin, close coupled WC, chrome effect heated towel rail, large double shower enclosure with overhead monsoon soaker and additional hand fitment, touch vanity mirror and lighting

### **Bedroom Two**

18' 7" x 11' 2" (5.66m x 3.4m) With feature vaulted ceiling, Velux windows, frosted double glazed window to rear, schoolhouse style freestanding radiator, Oak flooring, a comprehensive range of fitted wardrobes, hard wiring for wall mounted television and Oak door leading to

### **Superb En-Suite**

With concealed W.C, ceramic tiling with chrome trim, chrome effect heated towel rail, porcelain tiling to floor, contemporary Duravit wash hand basin with vanity unit below and Bariston hard plumbed taps, touch vanity mirror with lighting and double shower enclosure with overhead monsoon soaker



### **Bedroom Three**

14' 10" x 11' 2" (4.52m x 3.4m) With feature vaulted ceiling, Velux window, double glazed windows to side and rear elevations, freestanding schoolhouse style radiator, Oak flooring and hardwiring for wall mounted television

### **Bedroom Four**

9' 11" x 7' 2" (3.02m x 2.18m) With double glazed window to side elevation, feature vaulted ceiling, Velux window, wall mounted radiator, ceiling light point and Oak flooring

### **Family Bathroom**

With a feature freestanding bath with hard plumbed mixer tap, polished porcelain tiling to walls with inset decorative border, close coupled WC, contemporary Durafit floating wash hand basin with vanity unit and drawers, large shower enclosure with overhead monsoon soaker and hard plumbed shower head, Duravit touch mirror, chrome effect heated towel rail and Velux window to rear





### Rear Garden

Being accessed via gravel pathway with retaining railway sleepers, retaining laurel to borders, raised patio area, additional hardstanding and access returning through to front.

### Garage

20' 3" x 19' 3" (6.17m x 5.87m) With remote roller shutter garage door, vaulted ceiling, courtesy door to side and ample power points

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	84	84
(69-80)	<b>C</b>		
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	









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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements