



smarthomes

## Marsden Close

Solihull, B92 7JR

- A Very Well Presented Semi-Detached Property
- Three Bedrooms
- Re-Fitted Kitchen/Diner
- Re-Fitted Bathroom & Separate W.C

**Offers Over £300,000**

EPC Rating - 72

Current Council Tax Band - C







## Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

The property is set back from the road behind a block paved driveway providing off road parking extending to a UPVC double glazed sliding door leading into





### Enclosed Porch

With double glazed windows to sides, wall light point and further composite door leading to

### Entrance Hallway

With wood effect flooring, ceiling light point, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and oak doors leading off to

### Lounge to Front

12' 9" x 11' 9" (3.9m x 3.6m) With UPVC double glazed window to front elevation, wall mounted radiator and LED ceiling light point



### Re-Fitted Kitchen/Diner to Rear

17' 0" x 10' 9" (5.2m x 3.3m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a composite sink and drainer unit with mixer tap over, further incorporating a breakfast bar and 4 ring induction hob. Eye level double oven and grill and integrated microwave, fridge/freezer, washing machine and tumble dryer. Wood effect flooring, vertical radiator, ceiling light points and spot lights, UPVC double glazed window to the rear aspect and double glazed bi-fold doors to rear garden

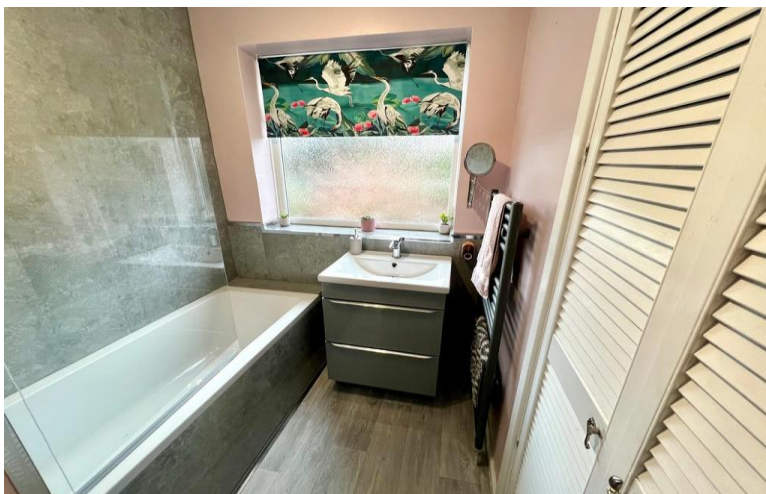


### Landing

With ceiling light point, obscure double glazed window to side, loft hatch and oak doors leading off to

### Bedroom One to Rear

11' 5" x 10' 2" (3.5m x 3.1m) With double glazed window to rear elevation, radiator, ceiling light point and a range of built in wardrobes with sliding doors



### Bedroom Two to Front

12' 1" x 10' 2" (3.7m x 3.1m) With double glazed window to front elevation, radiator, ceiling light point and a range of built in wardrobes with sliding doors and built in vanity area

### Bedroom Three to Front

8' 6" max x 8' 6" max (2.6m max x 2.6m max) With double glazed window to front elevation, radiator and ceiling light point



### Re-Fitted Bathroom to Rear

7' 10" x 5' 6" (2.4m x 1.7m) Being re-fitted with a modern white suite comprising of a panelled bath with electric shower and glass shower screen and a vanity wash hand basin. Heated towel rail, airing cupboard, ceiling light point and an obscure double glazed window to the rear elevation

### Separate W.C

Being re-fitted with a modern white suite comprising a low flush W.C and vanity wash hand basin. Obscure UPVC double glazed window to side, tiling to splash back areas and ceiling light point



### Rear Garden

Being mainly laid to lawn with paved and block paved patio area, mature shrubs and bushes, storage shed and panelled fencing to boundaries

### 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. Current council tax band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>	72	
(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, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

316 Stratford Road  
Shirley  
Salford  
West Midlands  
B90 3DN

www.smart-homes.co.uk  
shirley@smart-homes.co.uk  
0121 744 4144

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