

HUNTERS®

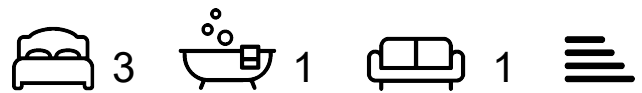
HERE TO GET *you* THERE



Marcot Road

Solihull, B92 7PS

Offers Over £290,000



Council Tax:



112 Marcot Road

Solihull, B92 7PS

Offers Over £290,000



Entrance Hallway

Featuring a double-glazed window and door to the front elevation, built-in understairs storage cupboard, and a central heating radiator.

Lounge / Dining Room

Featuring a double-glazed bay window to the front elevation, double-glazed doors to the rear, a central heating radiator, and an electric fire.

Kitchen

Featuring a double-glazed window and door to the side elevation, skylight, and a range of wall and base units with granite work surfaces incorporating a sink with drainer. Includes an integrated oven, electric hob, built-in dishwasher, tiled flooring, spotlights, and a central heating radiator.

Utility Room

Includes a breakfast bar, additional storage, central heating radiator, and tiled flooring.

Storage / Office

Featuring a double-glazed door, spotlights, and a central heating radiator.

Ground Floor WC

Featuring a double-glazed window to the side elevation, W.C., wash hand basin, central heating radiator, and space for a washing machine.

Bedroom One

Featuring a double-glazed bay window to the front elevation, central heating radiator, and fitted wardrobes.

Bedroom Two

Featuring a double-glazed window to the rear elevation, central heating radiator, and a fitted wardrobe.

Bedroom Three

Featuring a double-glazed window to the rear elevation, central heating radiator, and a fitted wardrobe.

Shower Room

Featuring a double-glazed window to the front elevation, W.C., wash hand basin, shower, central heating radiator, extractor fan, spotlights, tiled walls, and tiled flooring.

Garden

Laid to lawn with shrubs and plants, a patio area, and a large storage outbuilding to the rear. Enclosed by fencing on all boundaries.

Front Garden

Tarmac driveway offering off-road parking for multiple vehicles.

Tenure

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

Council Tax Band

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band C.

Services

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property. (or, for example – Drainage is to a cesspit located in the garden). (or, for example - There is no gas at the property). (or, for example - The property has a water meter).

Referral Fees

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

Fixtures and Fittings

Only those items mentioned in these sales particulars will be included in the sale of the property.

General

These particulars are intended to give a fair and reliable description of the property, however, no

responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.



Road Map



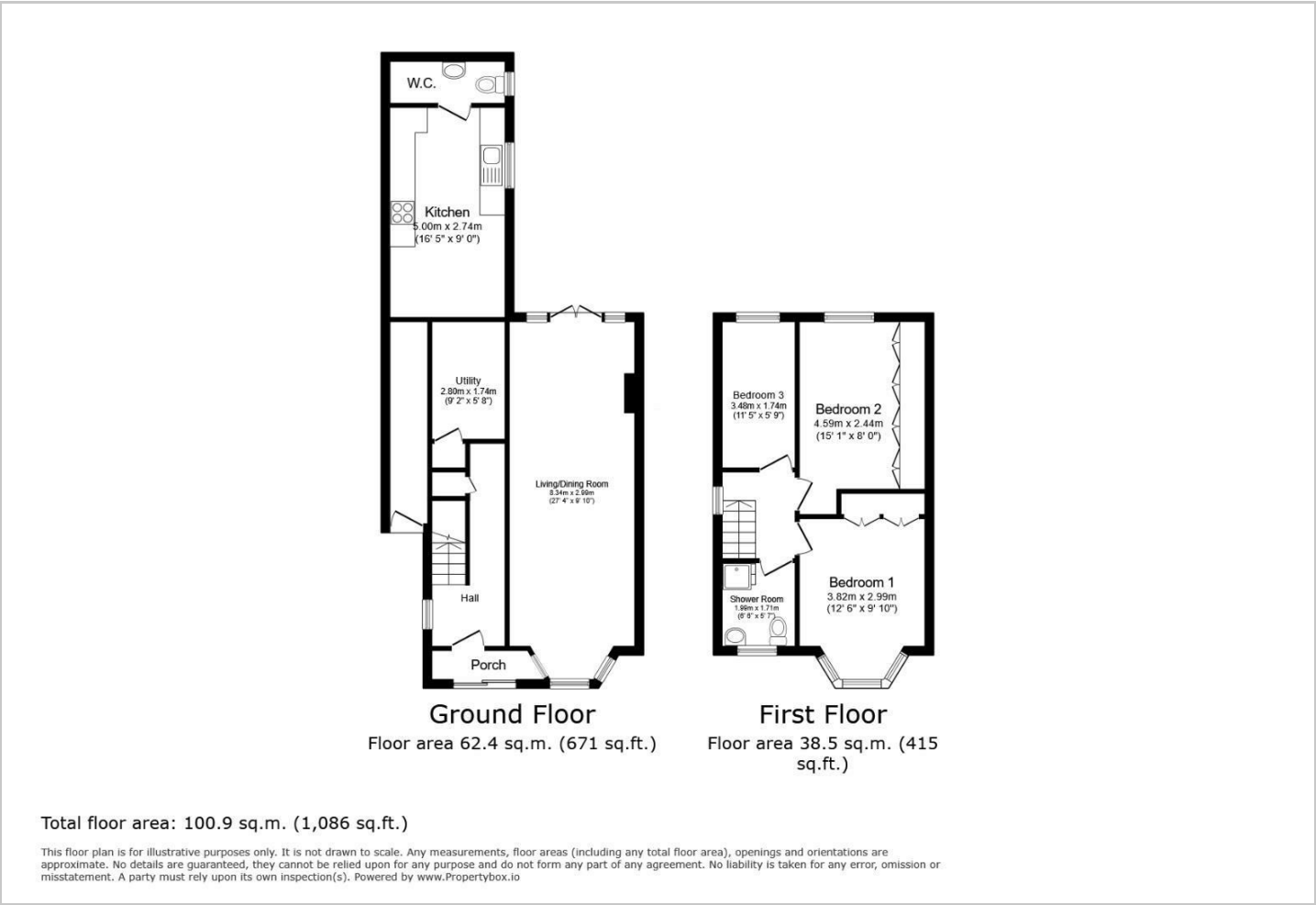
Hybrid Map



Terrain Map



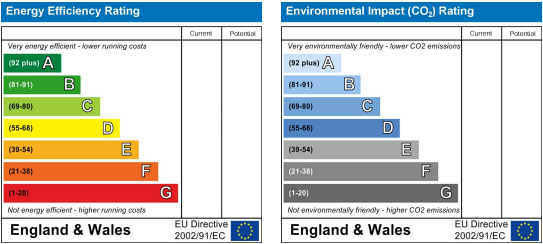
Floor Plan



Viewing

Please contact our Hunters Solihull Office on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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