



Marcot Road, Solihull

burcell
edwards



Property Description

Featuring three generously sized bedrooms, a cosy reception room, a modern kitchen-diner, and a first-floor family bathroom, this property offers a comfortable living space. The well-maintained garden at the rear is complemented by a driveway at the front. Recently refurbished to a high standard, there is still potential for further development, subject to planning consents.

Located in a popular and convenient residential area, this property provides easy access to local amenities including schools, shops, and restaurants. Excellent travel links to Solihull, Birmingham City Centre, and proximity to The NEC, Birmingham International airport, and the motorway network make this an ideal location for commuters and those seeking convenience.

Entrance Hallway

Door to front elevation, double glazed window to side elevation, vinyl flooring and storage.

Lounge

12' 4" x 9' 11" plus bay (3.76m x 3.02m plus bay)
Central heating radiator and vinyl flooring.

Kitchen

13' 5" max x 15' 11" into recess (4.09m max x 4.85m into recess)
Double glazed French doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for cooker, space for fridge freezer, central heating radiator and laminate flooring.

Utility Room

7' 11" x 6' 2" (2.41m x 1.88m)
Door to front elevation, double glazed window to side elevation, space and connections for washing machine and tumble dryer.

Conservatory

6' x 15' 8" (1.83m x 4.78m)
Double glazed French doors to rear elevation and laminate flooring.

Bedroom One

13' 3" plus recess x 9' 10" into recess (4.04m plus recess x 3.00m into recess)
Double glazed window to rear elevation,
central heating radiator and carpet.

Bedroom Two

9' 11" excluding bay x 9' 10" (3.02m excluding bay x 3.00m)
Double glazed bay window to front elevation,
central heating radiator, carpet and built in wardrobes.

Bedroom Three

5' 9" x 5' 8" (1.75m x 1.73m)
Double glazed window to rear elevation,
central heating radiator and carpet.

Bathroom

Double glazed window to front elevation,
W.C, wash hand basin, electric shower over
bath, heated towel rail and vinyl flooring.

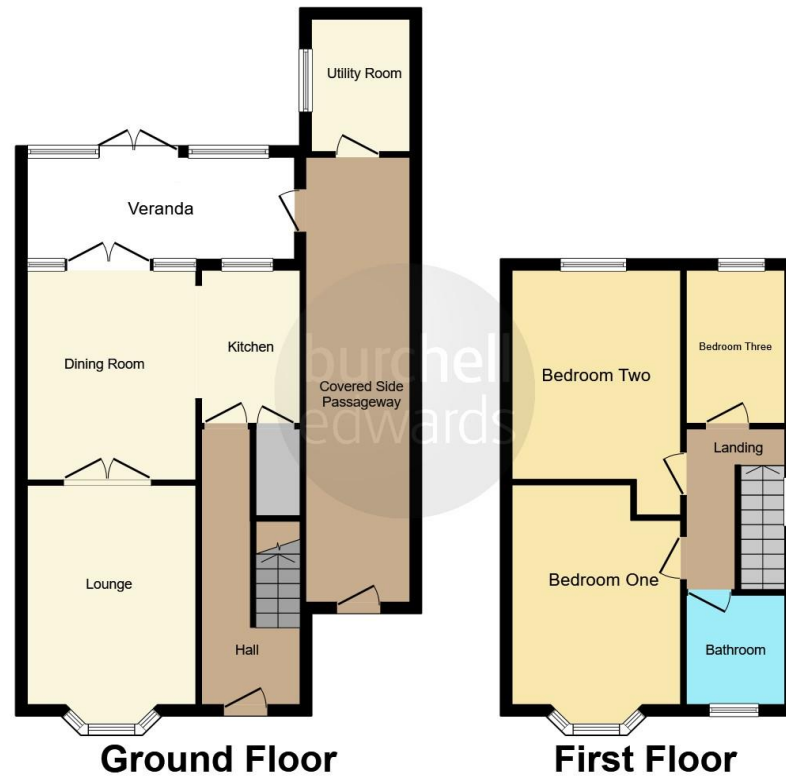
Rear Garden

Patio area, laid to lawn, decked area with
lighting and coal house.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

Tenure: Freehold

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