



Marcot Road, Solihull

burchell
edwards

Marcot Road, Solihull, B92 7PS

for sale offers over
£290,000



Property Description

A traditional style much improved, and extended, three bedroom semi detached property, on a popular road in Solihull. Accommodation comprises entrance porch, entrance hallway, through lounge, dining room, open plan into fitted kitchen, guest WC. first floor we have, three bedrooms and shower room. Property further benefits from double glazing, gas central heating, off road parking, and rear garden. A fantastic property that is a must view.

Entrance Hallway

Double glazed window to front elevation, door to front elevation, built in under stairs storage cupboard and central heating radiator.

Lounge / Dining Room

27' 10" x 9' 8" (8.48m x 2.95m)
Double glazed bay window to front elevation, double glazed doors to rear elevation, central heating radiator and electric fire.

Kitchen

13' 3" x 5' 9" (4.04m x 1.75m)
Double glazed window and door to side elevation, skylight, a range of wall and base units with work granite work surface over, incorporating a sink with drainer unit, integrated oven, electric hob, built in dishwasher, tiled flooring, spotlights and central heating radiator.

Utility Room

8' 9" x 5' 7" (2.67m x 1.70m)
Breakfast bar, storage, central heating radiator and tiled flooring.

Storage/ Office

16' 6" x 3' 1" (5.03m x 0.94m)
Double glazed door, spotlights and central heating radiator.

Ground Floor W.C

Double glazed window to side elevation, W.C, wash hand basin, central heating radiator and washing machine.



Landing

Double glazed window to side elevation and loft access via hatch.

Bedroom One

12' 2" into bay x 7' 8" next to wardrobe (3.71m into bay x 2.34m next to wardrobe)

Double glazed bay window to front elevation, central heating radiator and fitted wardrobes.

Bedroom Two

15' 2" x 7' 9" to wardrobe (4.62m x 2.36m to wardrobe)

Double glazed window to rear elevation, central heating radiator and fitted wardrobe.

Bedroom Three

11' 4" x 8' 7" (3.45m x 2.62m)

Double glazed window to rear elevation, central heating radiator and fitted wardrobe.

Shower Room

Double glazed window to front elevation, W.C, wash hand basin, shower, central heating radiator, extractor, spotlights, tiling to walls and tiled flooring.

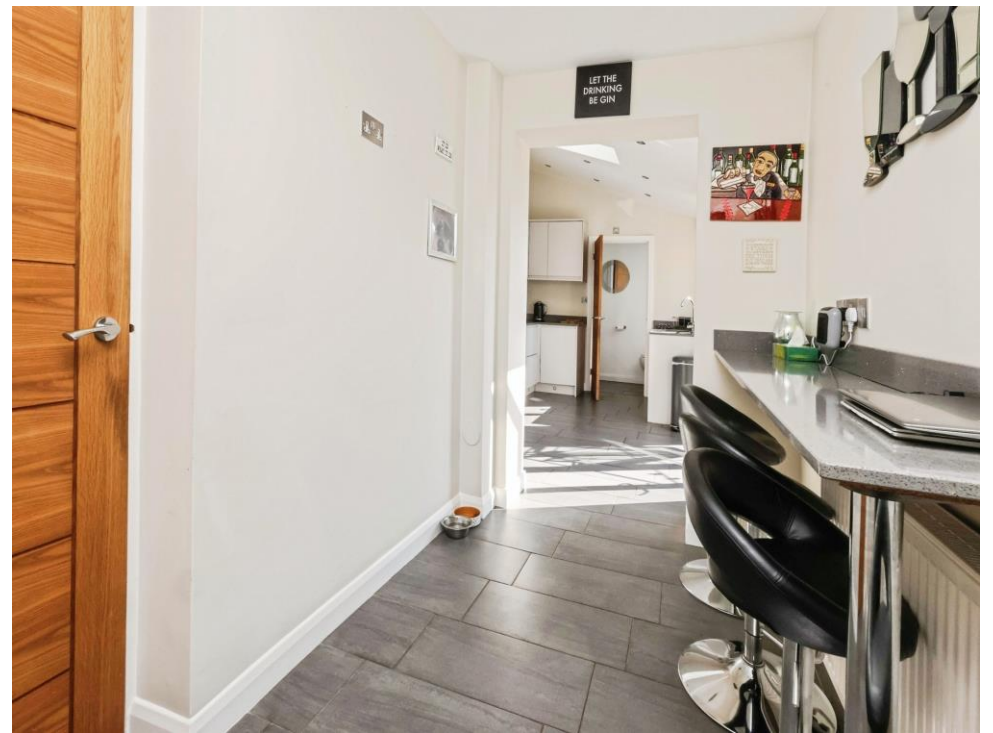
Rear Garden

Laid to lawn, shrubs and plants with patio area and large storage outbuilding to rear. Fencing to all boundaries.

Front Garden

Tarmac driveway providing off road parking for multiple vehicles.









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: Council Tax
 Awaited Band: C

Tenure: Freehold

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