



Marshall Lake Road
Shirley Solihull





Property Description

Charming four bedroom family home offers practicality and convenience to the modern family. Having central heating and being double glazed (where specified) this fantastic home can be moved into straight away but also offers scope to put your own taste on it if you wish.

The property has been extended however benefits from plenty of scope for further development and extensions; particularly considering garden size including outbuildings and double garage to rear.

Comprising of: tarmac driveway to front; entrance porch; entrance hallway; lounge; dining room; kitchen; landing; family bathroom; four good size bedrooms; loft; rear garden with outbuildings; and double garage with power and lighting.

This is a must view to fully appreciate size and condition.

Approach

Dropped kerb leading to a shared access tarmac driveway providing off road parking.

Entrance Porch

Double glazed door to front elevation with matching double glazed windows to side elevation.

Entrance Hallway

Via a further double glazed door to front elevation, double glazed window to side elevation, staircase rising to the first floor landing, carpeting, central heating radiator and doors to:

Lounge

12' 9" x 11' 3" (3.89m x 3.43m)
Double glazed bay window to front elevation, television aerial point, telephone point and remote controlled gas fire.

Dining Room

11' 8" x 12' 5" (3.56m x 3.78m)
Double glazed window to rear elevation, double glazed door to rear elevation, television aerial point and central heating radiator.

Kitchen

.8' 3" x 17' 7" (2.51m x 5.36m)
A range of fitted wall and base units with work surface over, incorporating a sink/drain, tiling to splashback areas, gas cooker point, gas hob with filter extractor hood over, plumbing for washing machine, central heating boiler, central heating radiator, access to a storage area, two double glazed windows to side elevation and door to:

Family Bathroom

Double glazed window to side elevation, bath with mixer tap, W.C, wash hand basin with single taps, extractor fan, bidet, partial wall tiling and central heating radiator.

Landing

Loft access and doors to:

Bedroom One

11' 3" x 13' 3" (3.43m x 4.04m)

Double glazed window to front elevation, television aerial point, fitted wardrobes and central heating radiator.

Bedroom Two

8' 6" x 8' 9" (2.59m x 2.67m)

Double glazed window to rear elevation, television aerial point and central heating radiator.

Bedroom Three

6' 9" x 8' 10" (2.06m x 2.69m)

Double glazed window to side elevation and central heating radiator.

Bedroom Four

6' 6" x 7' 10" (1.98m x 2.39m)

Double glazed windows to rear and side elevation, built-in wardrobes and central heating radiator.

W.C

W.C, wash hand basin and extractor fan.

Rear Garden

Door access from the reception room and kitchen, patio area leading to storage shed, pathway with lawn and access to a double garage.

Double Garage

22' x 18' 3" (6.71m x 5.56m)

With two up and over doors, single glazed window to front elevation, power and lighting.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

T 0121 705 7551
E solihull@burchelledwards.co.uk

29 High Street
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