# Marsh Lane, Solihull

**Tenure: Freehold**

- Cottage Style End-Of-Terrace
- Kitchen/Diner
- Three Bedrooms
- Single Garage + Off-Road Parking
- Gas-Fired Central Heating
- Spacious Living Room
- Downstairs WC
- Family bathroom
- Freehold
- Total Floor Area Approx 894 Sq Ft

## Price Guide £385,000

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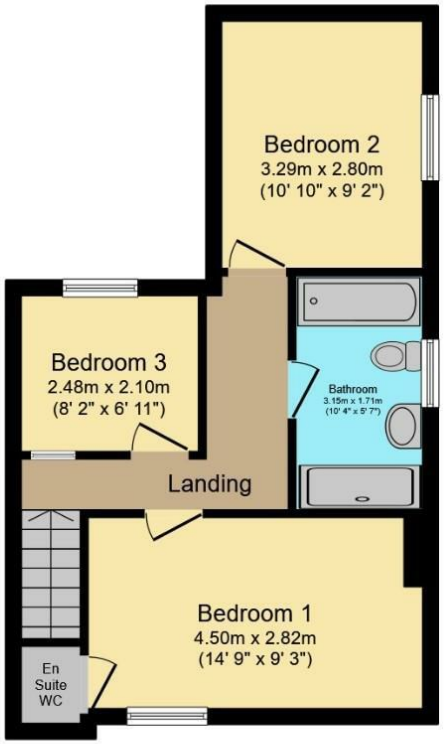
## DESCRIPTION

If you are looking for a cottage style end of terrace in Hampton-in-Arden, the reason you should view this property is - great accommodation, village setting, great local walks and garage plus off road parking.

Upon entering, you are welcomed into a spacious living room, perfect for relaxation and entertaining guests. The heart of the home is undoubtedly the kitchen/diner, which provides a warm and inviting space for family meals and gatherings. Outside, you will find the added benefit of off-road parking, along with a single garage, providing ample storage and convenience for your vehicles.

In summary, this property is a fantastic opportunity for anyone seeking a comfortable home in a desirable location. With its spacious living areas, three bedrooms, family bathroom and practical features, it is sure to appeal to a wide range of buyers. Don’t miss the chance to make this lovely property your own.

**Ground Floor**




**First Floor**

Total floor area 83.1 sq.m. (894 sq.ft.) approx

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

## Viewing

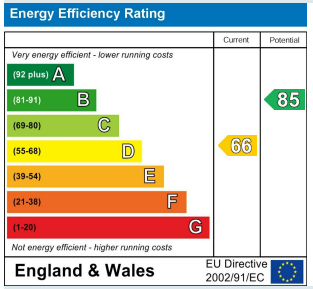
Please contact our Hunters Knowle Office on 01564 770707 if you wish to arrange a viewing appointment for this property or require further information.

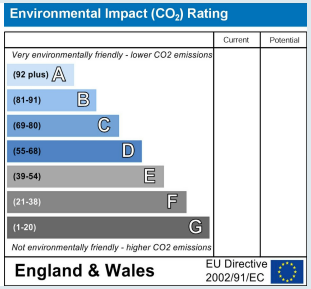
1626 High Street, Knowle, B93 0JU
Tel: 01564 770707 Email:
knowlesales@hunters.com https://www.hunters.com

Council Tax: C

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.




These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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