



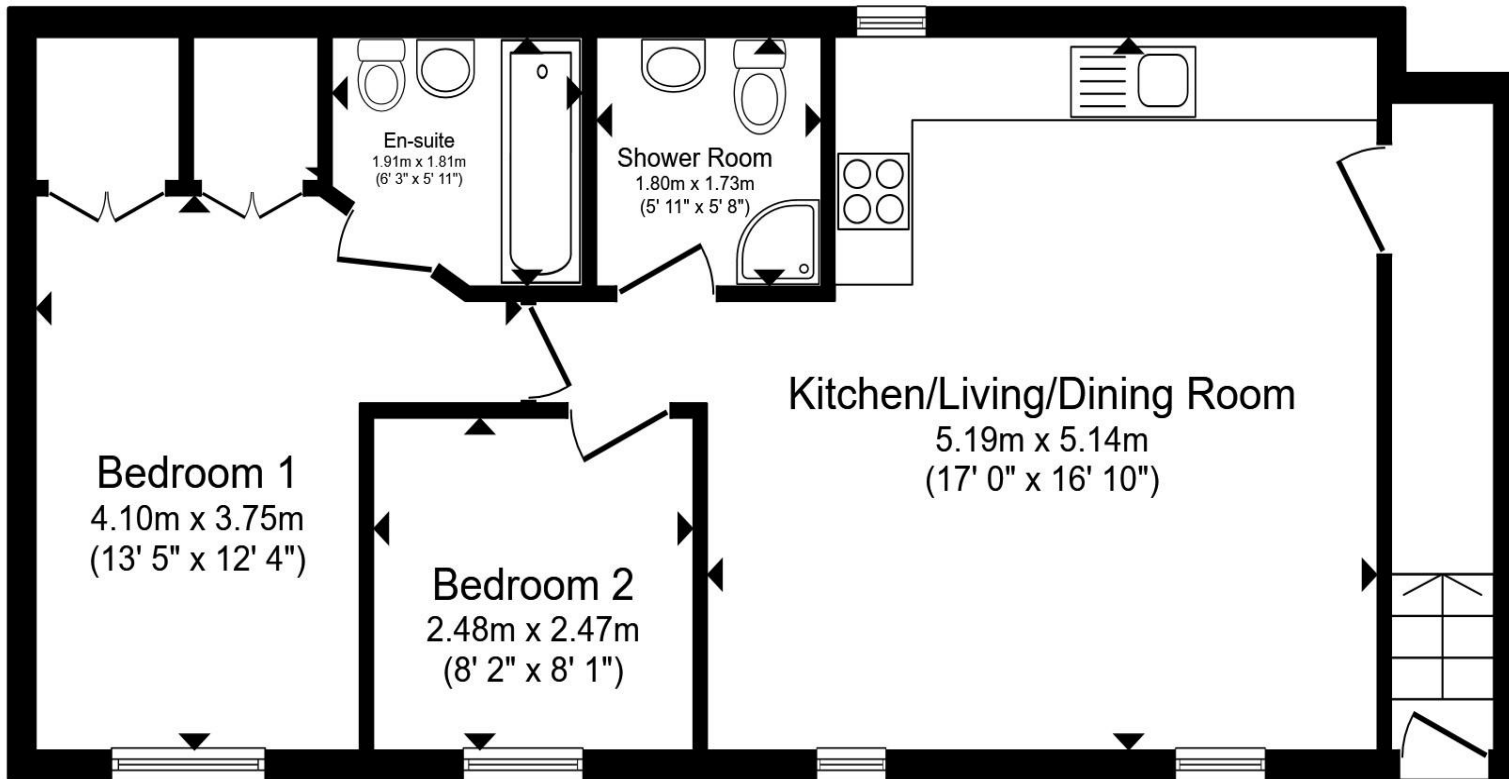
**Marshall Lake Road, Shirley Solihull B90 4RH**

**welcome to**

**Marshall Lake Road, Shirley Solihull**

A well-presented two-bedroom coach house, offering spacious open-plan living, a principal bedroom with en-suite, and a separate shower room. Accessed via a private entrance with stairs leading to the main accommodation, the property also benefits from secure electric gated parking.





**Floor Plan**

**Agent Note**

**Entrance Hall**

**Open Plan Kitchen-Lounge**

21' 5" x 16' 10" ( 6.53m x 5.13m )

**Kitchen Area**

**Lounge Area**

**Bedroom One**

13' 5" x 12' 3" ( 4.09m x 3.73m )

**Ensuite**

**Bedroom Two**

8' 2" x 8' 1" ( 2.49m x 2.46m )

**Bathroom**

**Side Garden**

**Parking**

Total floor area 57.5 m<sup>2</sup> (619 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.propertybox.io](http://www.propertybox.io)



welcome to

## Marshall Lake Road, Shirley Solihull

- NO ONWARDS CHAIN
- Two-bedroom
- Coach house
- Private entrance
- Open-plan kitchen/living room

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £200,000



Please note the marker reflects the postcode not the actual property

**view this property online** [shipways.co.uk/Property/SLY112277](https://shipways.co.uk/Property/SLY112277)



Property Ref:  
SLY112277 - 0005

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