



**2 Marsham Court Road, B91 2ET**

Sale Price £525,000



**Love  
Property Co.**

# 2 Marsham Court Road, Solihull, B91 2ET

Tenure - Freehold

EPC Rating – C

Council Tax Band - D

Love Property Co are pleased to offer this fantastic opportunity to buy a turnkey fully refurbished, modern and extended 1379 sq. feet (128 sq. metres) Three-bedroom semi-detached B91 post code home with potential to extended STPP which already offers an extended kitchen/diner with lovely worktops, ample storage units with integrated full size fridge, dishwasher, Bosch double oven/grill, electric induction hob, extractor and Caple wine cooler, Rear extended kitchen and reception room . The property also benefits from UPVC double glazing, Worcester Bosch gas central heating, long sized stunning private rear garden with a large porcelain patio area, separate vegetable patch and comprises of a porch, entrance hall front and rear receptions, modern extended kitchen/ diner, first floor landing, three bedrooms, family bathroom, separate WC, large tarmac driveway with parking for 5 vehicles and a single garage/utility.

Other features include Kardean flooring, built in/wardrobes in all bedrooms and a fully boarded insulated loft with electricity, lights & ladders for access, single garage with storage and white goods and large side entrance.

This property is close to Jaguar Land Rover, Dove House Shopping Parade and Solihull Town Centre. Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes' drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.



## PROPERTY MEASUREMENTS:

### SITTING ROOM

10' 11" x 10' 11" (3.33m x 3.32m)

### LOUNGE

21' 2" x 10' (6.46m x 3.06m)

### KITCHEN/DINING ROOM

20' 7" max x 14' 9" (6.28m x 4.50m)

### WC

### BEDROOM ONE

16' 1" x into bay 8' 2" (4.90m x 2.50m)

### BEDROOM TWO

10' 11" x 8' 10" (3.33m x 2.70m)

### BEDROOM THREE

8' 4" x 7'3" (2.54m x 2.22m)

### BATHROOM

6' 5" x 6' 6" (1.95m x 1.97m)

### GARAGE/UTILITY

14' 5" x 8' (4.40m x 2.43m)

### TOTAL SQUARE FOOTAGE (Approx.)

1379.1 sq. feet (128.1 sq. metres)

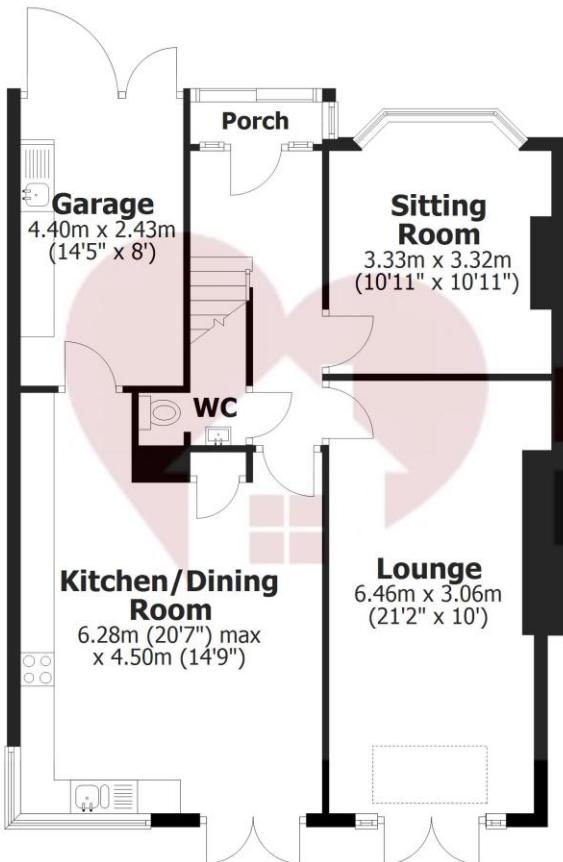
### MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



## Ground Floor

Approx. 81.2 sq. metres (874.1 sq. feet)



## First Floor

Approx. 46.9 sq. metres (505.0 sq. feet)



Total area: approx. 128.1 sq. metres (1379.1 sq. feet)



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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