



Marshall Lake Road, Shirley, Solihull





Property Description

A delightful four-bedroom family home offering both practicality and modern convenience.

With central heating and double glazing (where specified), this property is ready to move into while still providing the perfect opportunity to add your own personal touch.

The home has already been extended and boasts excellent potential for further development, thanks to its generous garden, outbuildings, and a double garage to the rear.

The property includes: a tarmac driveway, entrance porch and hallway, spacious lounge, dining room, fitted kitchen, family bathroom, four well-proportioned bedrooms, loft space, and a large rear garden with outbuildings and a double garage complete with power and lighting.

Viewing is essential to fully appreciate the size, versatility, and condition of this fantastic property.

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

11' 3" x 12' 9" (3.43m x 3.89m)

Double glazed bay window to front elevation, television aerial point, telephone point and remote controlled gas fire.

Dining Room

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

Kitchen

17' 7" x 8' 3" (5.36m x 2.51m)

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

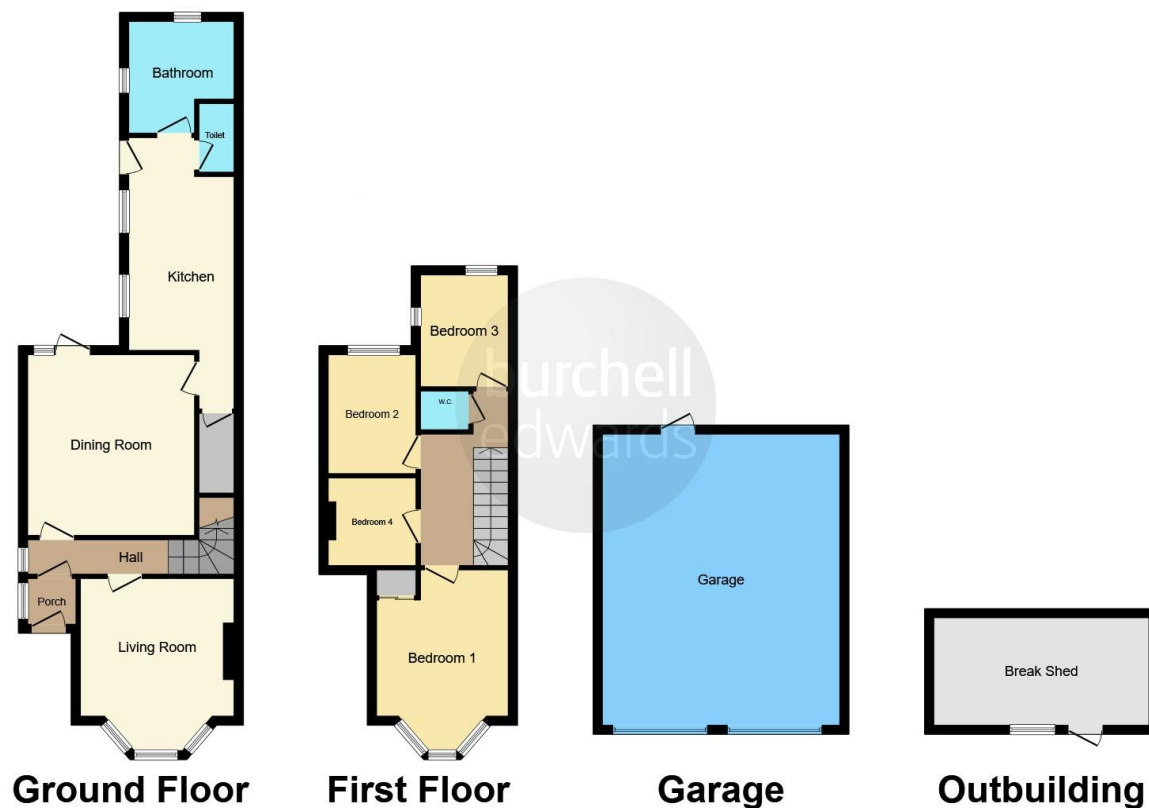
22' 1" x 18' 3" (6.73m x 5.56m)

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

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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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Property Ref: SOL206245 - 0002