

Marsh Lane, Solihull, B91 2PE

£750,000

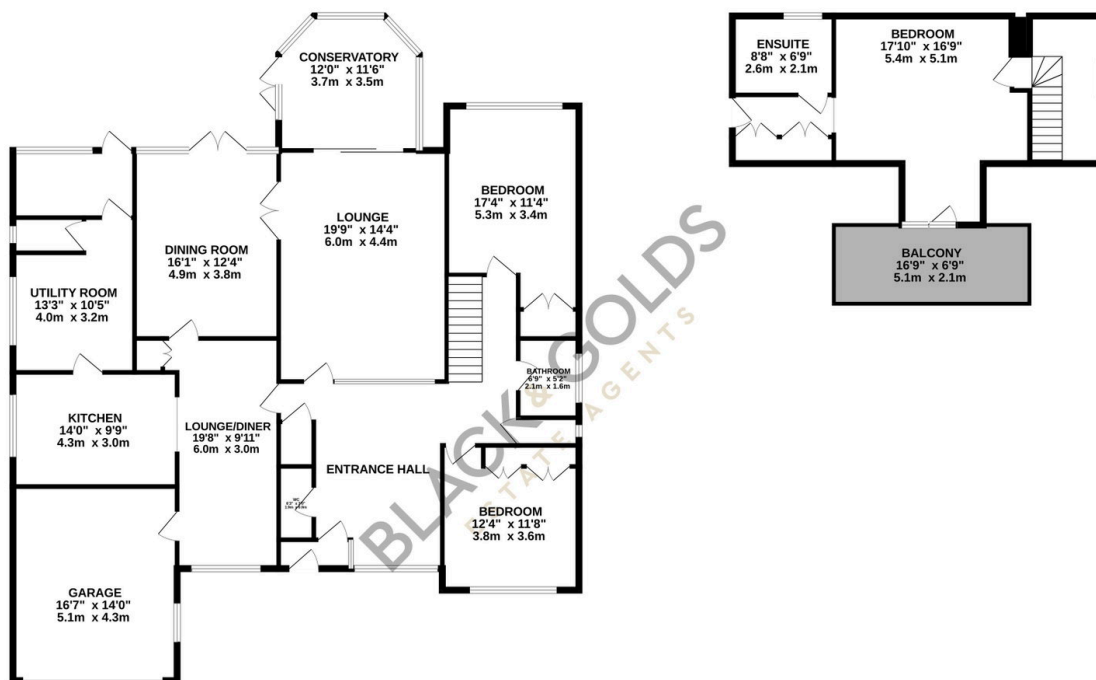
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Rare B91 Gem | 3-Bedroom Detached with Stunning Principal Balcony Suite & Incredible Footprint.

Key Features

- **Prime B91 Location:** Situated on the highly prestigious and remarkably quiet Marsh Lane in Solihull.
- **Substantial Plot & Footprint:** Features an expansive front garden and an exceptionally large driveway with space for multiple vehicles.
- **Private Elevated Balcony:** The principal bedroom opens directly onto a fantastic, wide balcony overlooking the grounds.
- **Vast & Versatile Living Space:** Includes a massive main lounge, formal dining room, secondary lounge/diner, and a bright conservatory.
- **Unbeatable Transport Links:** Excellent proximity to the M42, M40, commuter rail stations, and Birmingham International Airport.
- **Incredible Modernisation Potential:** An unreal opportunity to update and create a top-of-the-range, high-spec luxury family home.
- **Stunning Top-Floor Principal Suite:** A private entire-floor sanctuary boasting built-in storage and a dedicated en-suite bathroom.
- **Brilliant Entrance Hall:** A grand and welcoming central hub that creates a seamless flow throughout the entire property.
- **Elite School Catchments:** Perfectly positioned within the catchment areas for Solihull's most sought-after primary and secondary schools.
- **Impressive Rear Garden:** A large, private outdoor space perfectly matching the grand proportions of the property.



TOTAL FLOOR AREA : 2484 sq.ft (230.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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