



Marshall Lake Road, Shirley, Solihull

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## Property Description

Discover a spacious and well-located four-bedroom semi-detached family home in the heart of Solihull. This well-appointed property offers over 1600 sq ft of versatile living space, making it ideal for growing families and buyers seeking generous living in a popular and much sought after location that is renowned for its proximity to amenities, prestigious school catchment area and unparalleled transport options.

This family home has been renovated to create a warm and inviting setting, from its cozy living room featuring a large bay window that adorns the room in natural light to its breathtaking open plan kitchen and diner featuring integrated appliances that add convenience and practicality to everyday living and is finished by bi-fold doors to reveal a landscape garden that pulls you in from every angle providing a fantastic setting to entertain friends and family.

Upstairs the property is afforded a large double bedroom with the luxury of newly fitted storage and a further two single bedrooms all benefitting from double glazing and provide a bright and airy feel to them. There is also a well equipped four piece family bathroom that has been finished to a high spec and features bath, WB, WC and double walk in shower.

There is an Annex at the bottom of the garden which is ideal for a home office or separate dwelling, complete with power and plumbing.

Additionally there is a brick built shed which is ideal for keeping tools and gardening equipment secure.

## Entrance Porch

Composite door in, ceiling light point, obscure double glazed window to front elevation.

## Hall

Obscure double glazed window to side aspect, ceiling light point, doors to kitchen and living room

## Living Room

16' 5" into bay x 11' 2" max ( 5.00m into bay x 3.40m max )

## Kitchen/Diner

19' 8" max x 14' 6" max ( 5.99m max x 4.42m max )

## Bedroom One

13' 1" into bay x 8' 10" max ( 3.99m into bay x 2.69m max )

## Bedroom Two

.8' 11" max x 8' 10" max ( 2.72m max x 2.69m max )

## Bedroom Three

9' 2" max x 6' 7" max ( 2.79m max x 2.01m max )

## Bathroom

## Shed

11' 10" max x 5' 3" max ( 3.61m max x 1.60m max )

UPVC door in, ceiling light point, double glazed window to front aspect

## Annex Room One

12' 9" max x 6' 5" max ( 3.89m max x 1.96m max )

## Annex Room Two

13' 1" max x 16' 5" max ( 3.99m max x 5.00m max )

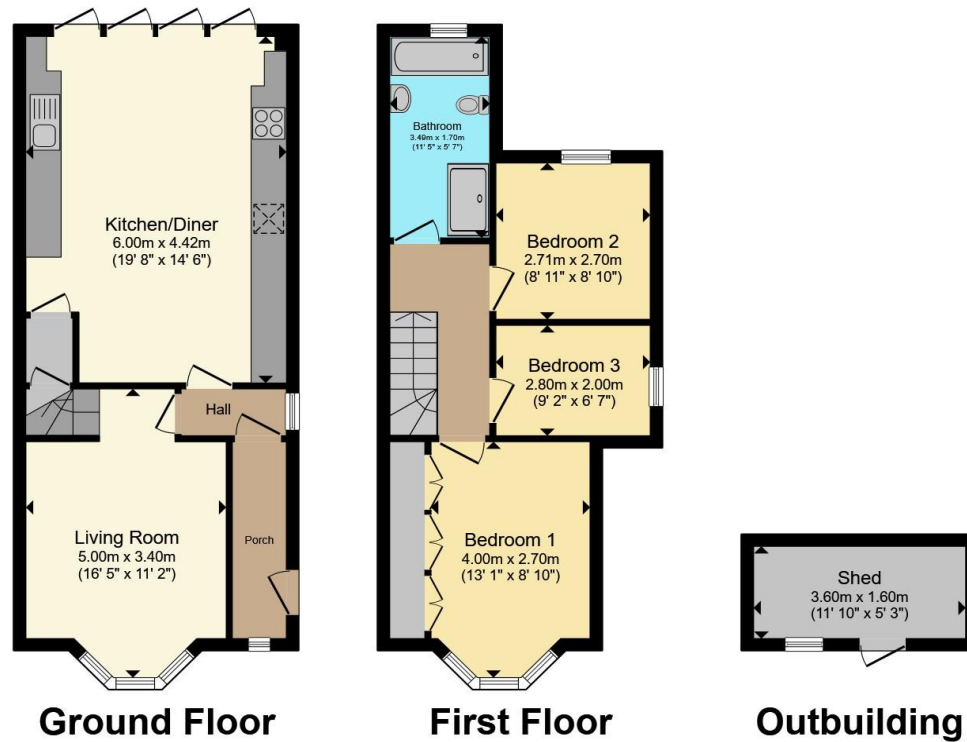
## Annex Shower Room

Space for shower and piping for shower, hand wash basin and WC, obscure double glazed window to front aspect, ceiling light point









Total floor area 90.3 m<sup>2</sup> (972 sq.ft.) approx

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**T 0121 705 7551**  
**E [solihull@burchelledwards.co.uk](mailto:solihull@burchelledwards.co.uk)**

29 High Street  
 SOLIHULL B91 3SN

EPC Rating: Awaited  
 Council Tax Band: D

Tenure: Freehold

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