



Marsham Court Road, Solihull

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## Property Description

A three-bedroom linked semi-detached family home located in a much sought after area of Solihull – renowned for its exceptional schools, amenities, motorway links and transport options. The property presents the perfect opportunity for modernisation and is generously proportioned across both floors with the ground floor comprising of hallway, dining room, living room, kitchen and utility with guest WC.

The upper floor of the property is afforded two double bedrooms and a single bedroom which is complimented by a four-piece family bathroom. There is also tremendous scope for extension at the side, rear, garage and into the loft space (STPP).

The front of the property benefits from a welcoming approach thanks to its driveway with front garden and a single garage that provides access to the rear garden which has been well maintained and catches the sun beautifully.

## Entrance Hall

Ceiling light point, radiator, stairs to upper, doors leading to dining room, living room and kitchen.

## Living Room

22' max x 12' max ( 6.71m max x 3.66m max )  
Ceiling light points to front and rear of room, two skylights to rear, radiator, double glazed windows and french doors to rear leading in to garden.

## Dining Room

14' 9" max x 12' 2" max ( 4.50m max x 3.71m max )  
Ceiling light point, double glazed bay window to front, fireplace, radiator.

## Kitchen

17' 11" x 12' 6" ( 5.46m x 3.81m )  
Double glazed window to rear with incorporated sink under, breakfast bar, ceiling light point, radiator, fitted kitchen with integrated appliances such as an induction hob, double oven, extractor, wall and base units for storage, door to utility room and door to garden.

## Utility Room

6' 10" max x 5' 11" max ( 2.08m max x 1.80m max )  
Double glazed obscure window to side aspect with sink incorporated under, ceiling light point, plumbing for washing machine, boiler.

## Downstairs W.C

Ceiling light point, W.C, obscure double glazed window to side.



## Landing

Ceiling light point, obscure double glazed window to side elevation, doors leading to:

## Bedroom 1

15' 1" into bay x 9' 10" plus wardrobe ( 4.60m into bay x 3.00m plus wardrobe )

Large double glazed bay window to front elevation, radiator, ceiling light point, fitted wardrobes.

## Bedroom 2

12' max x 11' 10" max ( 3.66m max x 3.61m max )

Double glazed window to rear elevation, ceiling light point, radiator,

## Bedroom 3

7' 11" max x 6' 7" max ( 2.41m max x 2.01m max )

Double glazed window to front elevation, ceiling light point, radiator, fitted storage.

## Bathroom

Obscure double glazed windows to side and rear elevation, cubicle shower, large corner bath, W.C, wash basin, ceiling light point, wall mounted towel radiator.

## Garage

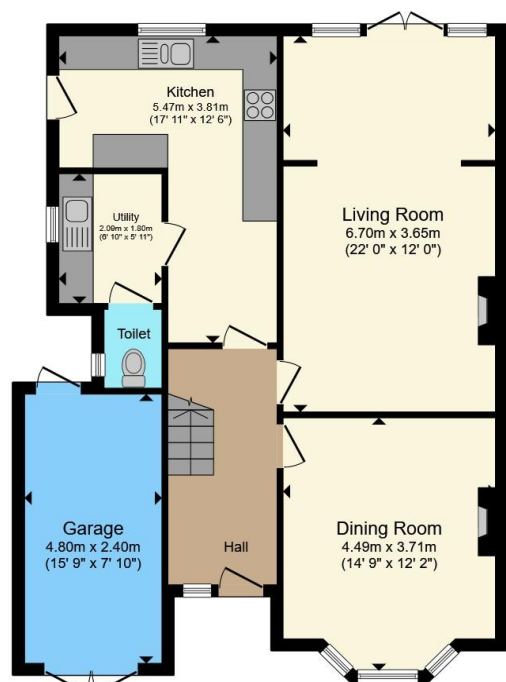
15' 9" max x 7' 10" max ( 4.80m max x 2.39m max )

Ceiling light point, door to garden, doors out to driveway at front of property.

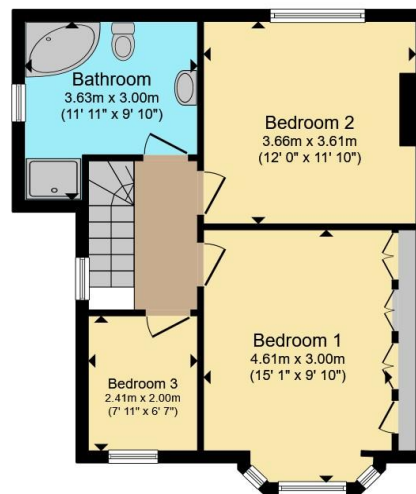








**Ground Floor**



**First Floor**

Total floor area 131.6 m<sup>2</sup> (1,417 sq.ft.) approx

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EPC Rating: Council Tax  
 Awaited Band: E

Tenure: Freehold

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Property Ref: SOL206348 - 0003