



Marcot Road, Solihull

Guide Price £375,000





## PROPERTY OVERVIEW

This beautifully presented three bedroom semi-detached family home has been significantly extended and recently renovated to a high specification throughout, offering contemporary living in a highly sought after road close to all local amenities and schools. Upon entering, you are welcomed by a spacious entrance hallway that leads directly into a stunning open plan kitchen/dining and family room. This impressive space has been thoughtfully designed and extended to create a bright and airy environment, flooded with natural light from large windows and featuring sleek finishes. The kitchen is fitted with a full range of integrated, high specification appliances, making it both stylish and highly functional for family life or entertaining guests. A convenient shower room is also located on the ground floor, providing added practicality. Upstairs, you will find three well appointed bedrooms, including two generously sized doubles that offer ample space for furnishings and storage, as well as a versatile single bedroom that can be used as a child's room, home office, or dressing room depending on your needs. All bedrooms are serviced by a modern family bathroom, finished with contemporary fixtures and fittings to provide a relaxing and comfortable space.





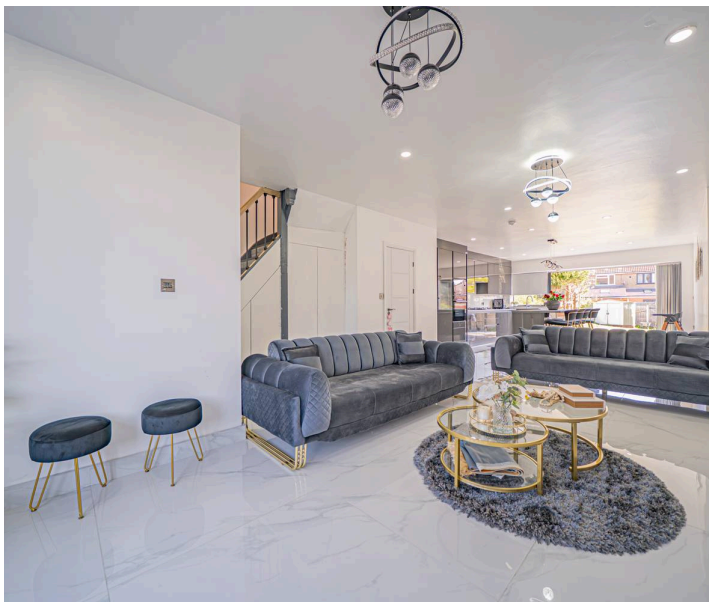
Outside enjoys a large rear garden with spacious patio seating area. The property also benefits from a driveway to the front, providing off street parking for multiple vehicles (ideal for families or those who regularly entertain). This exceptional home combines spacious, flexible accommodation with a high level of finish throughout, making it perfect for modern family living in a prime location. Early viewing is highly recommended to appreciate the quality and space on offer.

#### PROPERTY LOCATION

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.

Council Tax band: C

Tenure: Freehold



- Three Bedroom Semi-Detached Family Home
- Significantly Extended & Refurbished To A High Specification
- Beautifully Presented Throughout
- Abundance Of Natural Light
- Stunning Open Plan Kitchen / Dining & Family Room
- Two Double Bedrooms & Versatile Single
- Modern Family Bathroom
- Large Rear Garden
- Driveway For Multiple Vehicles



#### **ENTRANCE HALLWAY**

#### **FAMILY AREA**

12' 11" x 22' 5" (3.93m x 6.84m)

#### **KITCHEN/DINING AREA**

14' 11" x 18' 8" (4.54m x 5.69m)

#### **SHOWER ROOM**

#### **FIRST FLOOR**

#### **BEDROOM ONE**

9' 8" x 12' 0" (2.95m x 3.67m)

#### **BEDROOM TWO**

9' 9" x 12' 10" (2.98m x 3.92m)

#### **BEDROOM THREE**

6' 0" x 6' 8" (1.82m x 2.02m)

#### **BATHROOM**

5' 6" x 6' 6" (1.68m x 1.98m)

#### **TOTAL SQUARE FOOTAGE**

90.0 sq.m (969 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

#### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

There is potential to have rear access for a car in the future, if a garage is built in the rear garden.

#### **LARGE REAR GARDEN**

#### **PATIO SEATING AREA**



#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher and some curtains, blinds and light fittings.

#### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and sewers.

Broadband - FTTP (fibre to the premises). Loft space - part boarded.

#### **INFORMATION FOR POTENTIAL BUYERS**

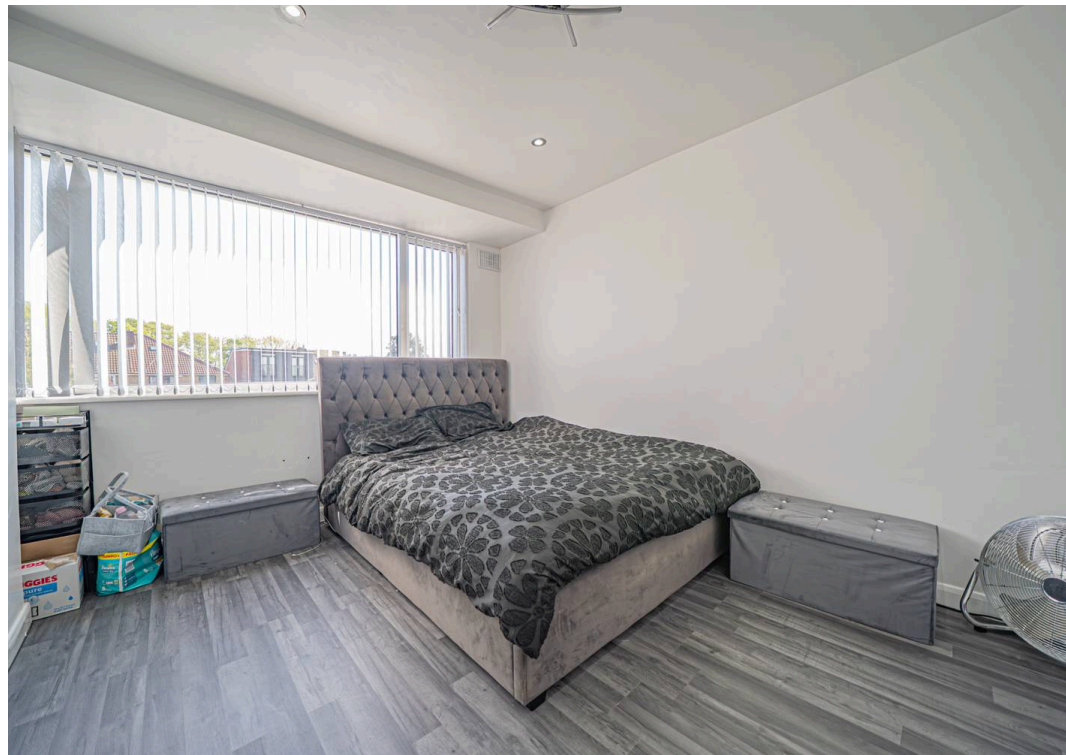
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

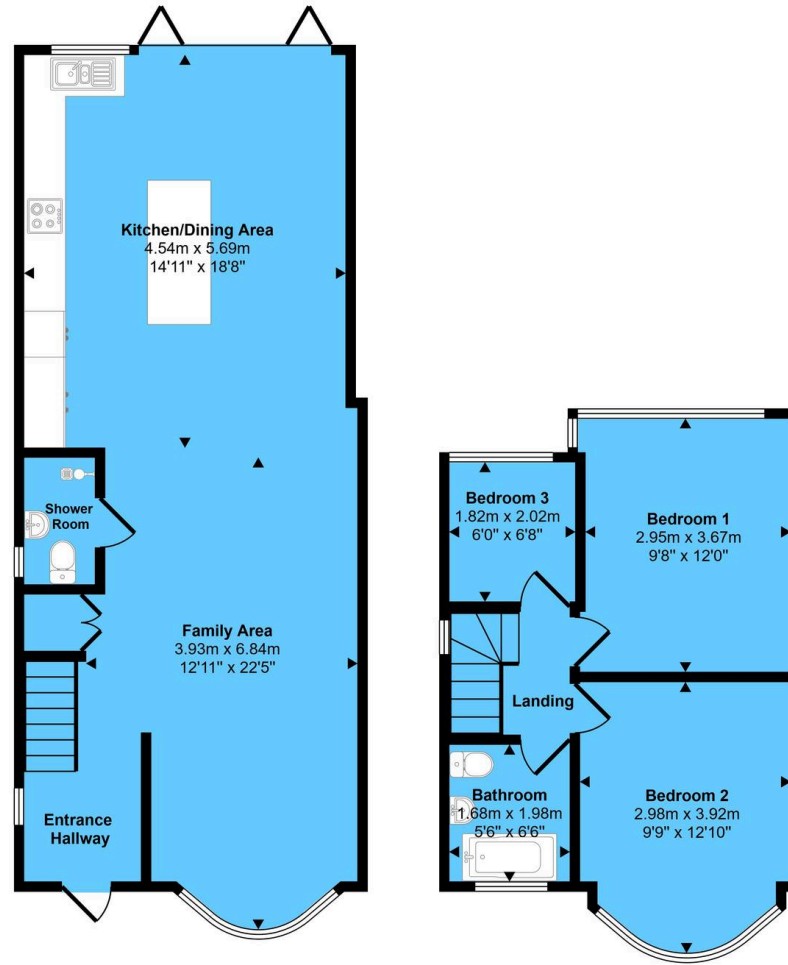
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area  
90 sq m / 969 sq ft



Ground Floor  
Approx 57 sq m / 609 sq ft

First Floor  
Approx 33 sq m / 360 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

