



**Marcot Road, Solihull**

Guide Price £265,000







## PROPERTY OVERVIEW

Nestled in a desirable location lies this charming two-bedroom semi-detached property, ideal for both first-time buyers and astute investors seeking a promising opportunity. Immaculately presented throughout, this home offers a sense of modern comfort and convenience. Upon entering, an inviting open plan layout unfolds before you, seamlessly blending the kitchen, living/dining areas. Bathed in natural light from its dual aspect windows, this space exudes a sense of warmth and tranquillity. The kitchen boasts a large central island, perfect for culinary creations, alongside ample storage to keep your space clutter-free. Furthermore, the inclusion of bifold doors leading to the rear garden adds a touch of indoor-outdoor living to the property. Ascending the stairs, you will find two generously sized double bedrooms awaiting your personal touch. Both rooms benefit from the services of a well-appointed family bathroom, ensuring convenience and comfort for all occupants. The thoughtful layout of this floor promotes privacy and relaxation in a cohesive living space. Stepping outside, a low-maintenance rear garden welcomes you, complete with a generous decked seating area perfect for al fresco dining or enjoying moments of serenity outdoors.





Additionally, two large sheds offer ample storage solutions for outdoor equipment or hobbies. To the front of the property, a driveway accommodating two cars ensures parking convenience for residents and guests alike. Boasting a blend of modern design elements and practical features, this property encapsulates a harmonious balance between contemporary living and functionality. Whether you are starting a new chapter as a homeowner or seeking a sound investment opportunity, this residence offers a versatile canvas upon which to create your ideal living space. Don't miss the chance to make this inviting property your own and experience a lifestyle defined by comfort, convenience, and contemporary elegance.

#### 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: B

Tenure: Freehold







- Two Bedroom Semi-Detached Property
- Ideal For First-Time Buyers Or Investors
- Open Plan Kitchen / Living / Dining Area
- Two Double Bedrooms
- Family Bathroom
- Immaculately Presented Throughout
- Low Maintenance Rear Garden
- Driveway For Multiple Vehicles

#### **HALL**

#### **LIVING/DINING AREA**

12' 0" x 10' 1" (3.66m x 3.07m)

#### **KITCHEN**

13' 1" x 10' 11" (3.99m x 3.33m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

13' 9" x 8' 5" (4.19m x 2.57m)

#### **BEDROOM TWO**

9' 5" x 7' 5" (2.87m x 2.26m)

#### **BATHROOM**

5' 9" x 5' 3" (1.75m x 1.60m)

#### **TOTAL SQUARE FOOTAGE**

51.0 sq.m (549 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

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

#### **LOW MAINTENANCE GARDEN WITH DECKING SEATING AREA**





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

Integrated oven, integrated hob, extractor, microwave, fridge, freezer, dishwasher, washing machine, garden shed, some carpets, curtains and blinds, all light fittings and fitted wardrobes in one bedroom.

#### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and sewers.

Broadband - FTTP (fibre to the premises).

#### **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.

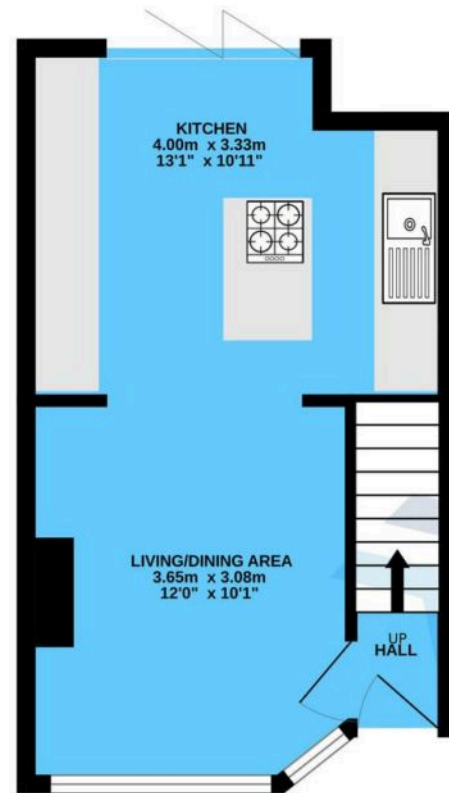
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

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

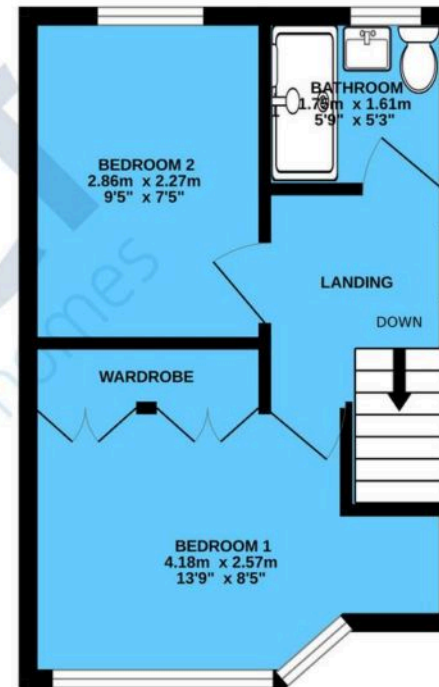




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 51.0 sq.m. (549 sq.ft.) 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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# Xact Homes

6 The Square, Solihull - B91 3RB

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

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