



Marsden Close, Solihull

Guide Price £320,000





PROPERTY OVERVIEW

Nestled at the end of a tranquil cul-de-sac, this three-bedroom semi-detached property offers a unique opportunity for those seeking a charming abode with the potential for personalisation. Situated in a prime location, the property presents an ideal canvas for prospective homeowners or investors seeking to create their dream home with the added benefit of NO UPWARD CHAIN. Upon entry, the hallway seamlessly connects the ground floor living spaces, setting the tone for the home's functionality and flow. The dual aspect living/dining room boasts ample natural light and scenic views of the front garden, creating a welcoming atmosphere for both relaxation and entertainment. The fitted kitchen provides a practical space for culinary endeavours, while a versatile family room offers the flexibility to adapt the layout to suit individual preferences. This room could serve as a cosy home office or be transformed into an additional fourth bedroom, catering to various lifestyle needs. Ascending to the first floor, three bedrooms await, with a generously sized principal bedroom offering a comfortable retreat. All bedrooms are conveniently serviced by a well-appointed family bathroom, ensuring comfort and convenience for all residents.





Outside, the property boasts a private rear garden enveloped by an array of lush shrubbery, providing a secluded outdoor space for gatherings, gardening, or peaceful moments of reprieve. With scope to extend, subject to necessary planning permissions, this property presents an exciting opportunity for those looking to tailor the home to their specific requirements. While the property may require modernisation, its inherent potential and desirable location make it a compelling option for discerning buyers seeking a residence with character and promise. Whether embarking on the journey of homeownership or expanding an investment portfolio, this property presents a promising prospect with endless possibilities waiting to be realised. A rare find in a sought-after location, this property offers a solid foundation for creating a truly bespoke living experience.

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 Property
- NO UPWARD CHAIN
- Scope To Extend Subject To Planning Permission
- Ideal For First Time Buyers Or Investors
- Set On A Quiet Cul-De-Sac
- Dual Aspect Living / Dining Room
- Versatile Family Room
- Private Rear Garden

PORCH

HALLWAY

WC

LIVING/DINING ROOM

23' 0" x 13' 0" (7.01m x 3.96m)

FAMILY ROOM

14' 9" x 7' 9" (4.50m x 2.36m)

KITCHEN

9' 10" x 8' 8" (3.00m x 2.64m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 1" x 10' 10" (3.99m x 3.30m)

BEDROOM TWO

11' 8" x 10' 2" (3.56m x 3.10m)

BEDROOM THREE

8' 8" x 8' 2" (2.64m x 2.49m)

SHOWER ROOM

6' 7" x 5' 7" (2.01m x 1.70m)

SEPARATE WC

TOTAL SQUARE FOOTAGE

95.7 sq.m (1030 sq.ft) approx.



OUTSIDE THE PROPERTY

PRIVATE REAR GARDEN

ITEMS INCLUDED IN THE SALE

All carpets, curtains and blinds and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers.

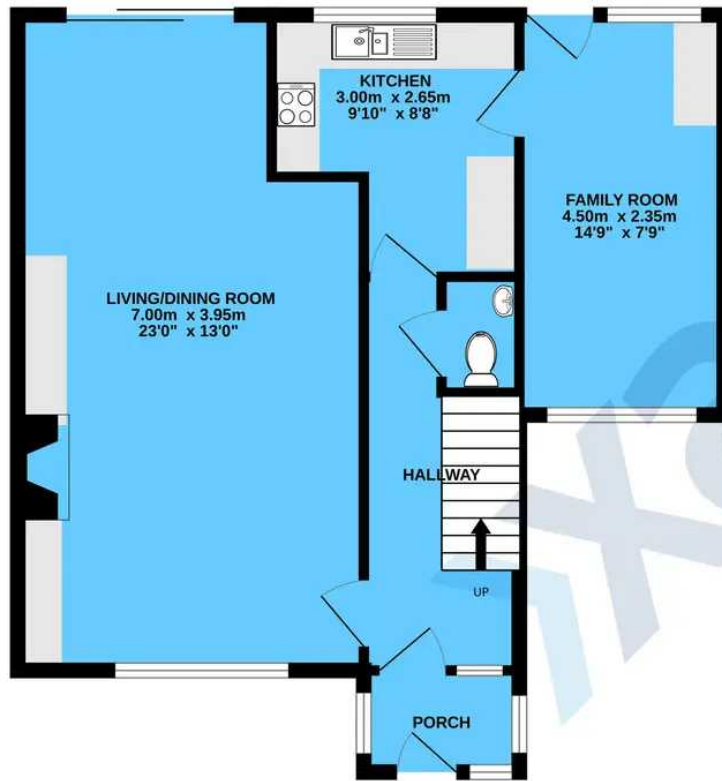
Broadband - both BT and Virgin Media have been connected to the property. Loft space - insulated.

MONEY LAUNDERING REGULATIONS

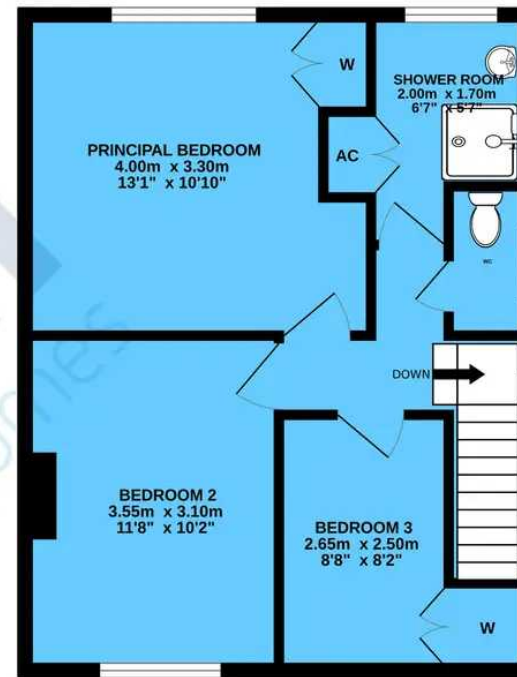
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 95.7 sq.m. (1030 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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