



Marsh Lane, Solihull

Guide Price £900,000





PROPERTY OVERVIEW

Presented to the market with no upward chain, this impressive four bedroom detached dormer bungalow occupies a prime position in the heart of Solihull and represents an extremely rare opportunity for discerning buyers seeking spacious single level living without compromise. Set on a large plot, the property is accessed via a generous entrance hallway which leads to a highly versatile layout, bathed throughout in an abundance of natural light. The heart of the home is a substantial living room, featuring expansive windows and seamlessly connecting to a superb sun room that offers delightful views of the rear aspect. The spacious kitchen provides ample workspace for culinary enthusiasts and is complemented by a large utility area with an adjoining shower room, as well as direct access to a double garage with a workshop (ideal for hobbies or additional storage). Entertaining is made easy with a formal dining room, while a dedicated home office offers the perfect environment for remote working or study. Accommodation comprises two excellent ground floor double bedrooms, including a spacious principal suite with fitted wardrobes and a generous en-suite bathroom. The main family bathroom serves all remaining bedrooms, two of which are large doubles located upstairs, each benefitting from excellent proportions and versatility.





There are two substantial loft spaces, currently providing ample storage but with significant potential for conversion (subject to the necessary planning permissions), offering scope for further bedrooms, living space or bespoke requirements. The property also benefits from a large in and out driveway, providing ample parking for multiple vehicles, a beautiful lawn foregarden, further enhancing the impressive frontage and a good sized and lovingly planted and cared for rear garden. This unique home provides a rare blend of flexible accommodation and future potential in a sought after location, making it ideal for families, downsizers or those seeking a substantial bungalow with room to grow. Early viewing is highly recommended to appreciate the scale, light and versatility on offer in this exceptional Solihull residence.

- Impressive Four Bedroom Detached Dormer Bungalow
- NO UPWARD CHAIN
- Prime Location In The Heart Of Solihull
- Beautifully Maintained Gardens On A Large Plot
- Scope For Extension Subject To Planning Permission
- Four Generously Sized Bedrooms
- Abundance Of Natural Light Throughout
- Large Double Garage & Workshop
- Early Viewing Essential





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: G

Tenure: Freehold

PORCH

ENTRANCE HALLWAY

LIVING ROOM

15' 2" x 18' 11" (4.62m x 5.77m)

SUN ROOM

15' 0" x 7' 5" (4.57m x 2.27m)

HOME OFFICE

9' 1" x 10' 11" (2.76m x 3.34m)

DINING ROOM

14' 7" x 11' 1" (4.45m x 3.38m)

KITCHEN

14' 2" x 10' 1" (4.33m x 3.08m)

UTILITY

7' 1" x 20' 10" (2.15m x 6.36m)

**SHOWER ROOM**

6' 3" x 6' 0" (1.91m x 1.83m)

INTEGRAL DOUBLE GARAGE

16' 4" x 17' 0" (4.97m x 5.17m)

WORKSHOP

11' 6" x 6' 3" (3.51m x 1.91m)

PRINCIPAL BEDROOM

13' 10" x 14' 6" (4.21m x 4.42m)

ENSUITE

9' 3" x 8' 3" (2.83m x 2.51m)

BEDROOM TWO

13' 1" x 10' 11" (3.98m x 3.32m)

BATHROOM

9' 5" x 7' 4" (2.86m x 2.23m)

SEPARATE WC

9' 3" x 4' 0" (2.81m x 1.23m)

FIRST FLOOR**BEDROOM THREE**

21' 0" x 11' 1" (6.41m x 3.39m)

BEDROOM FOUR

17' 11" x 20' 6" (5.45m x 6.25m)

LOFT SPACE ONE

23' 5" x 28' 3" (7.14m x 8.62m)

LOFT SPACE TWO

17' 5" x 20' 2" (5.30m x 6.15m)

TOTAL SQUARE FOOTAGE

402.0 sq.m (4327 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

BEAUTIFULLY MAINTAINED GARDENS

ITEMS INCLUDED IN THE SALE

Belling integrated oven, Belling integrated hob, Bosch extractor, Panasonic microwave, Bosch dishwasher, Siemens washing machine, garden shed, Horman/Garadoor electric garage door, all carpets, blinds and light fittings and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

Services – water on a meter, mains gas, electricity and sewers. Broadband – FTTC (fibre to the cabinet). Loft space – boarded.

INFORMATION FOR POTENTIAL BUYERS

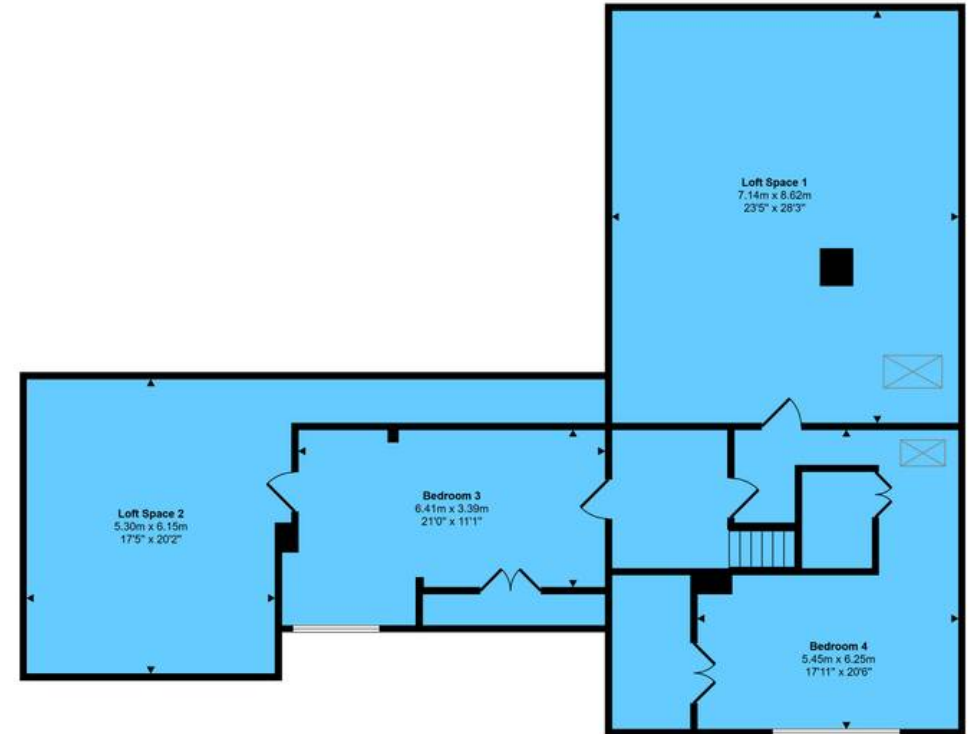
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Approx Gross Internal Area
402 sq m / 4327 sq ft



Ground Floor
Approx 226 sq m / 2428 sq ft



First Floor
Approx 176 sq m / 1899 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

