

Marcot Road, Solihull

Guide Price £295,000

xact HOMES







PROPERTY OVERVIEW

This well-presented three bedroom semi-detached home is offered to the market with no upward chain and is ready for immediate occupation following recent renovation, making it an ideal choice for first-time buyers or those seeking a straightforward move. The property has remained within the same family for just shy of 60 years and has been a much-loved family home situated on a quiet and sought after road. The property is conveniently located close to local amenities and reputable schools, ensuring both comfort and convenience for families and professionals alike. The accommodation begins with an inviting entrance hallway that leads into a spacious living and dining room, providing ample space for relaxation and entertaining. The living area seamlessly connects to a bright conservatory, which offers pleasant views of the rear garden and floods the space with natural light. The brand new kitchen is well-equipped with a range of cabinets and work surfaces, catering to all culinary needs, while a useful side store provides additional storage or utility space. Upstairs, the property boasts three generously sized bedrooms, including two well-proportioned doubles and a versatile single that could serve as a child's room, study, or dressing room depending on requirements.







The family bathroom is newly fitted with modern fixtures and offers a comfortable space for daily routines. Additional benefits include a private rear garden, perfect for relaxing or entertaining, and a driveway providing off-road parking for multiple vehicles with an additional double garage at the rear of the property allowing excellent storage space and further parking. This space allows potential for a new four-car garage subject to necessary planning permission and consent. With its practical layout, neutral décor, and excellent location, this property represents a fantastic opportunity for buyers looking to settle in a popular residential area with everything needed for modern living close at hand. Early viewing is highly recommended to fully appreciate the space and potential this home has to 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 Home
- Newly Refurbished Throughout
- NO UPWARD CHAIN
- Close To All Local Amenities & Schools
- Ideal For First-Time Buyers Or Investors
- Spacious Living & Dining Room
- Fitted Kitchen & Conservatory
- Two Double Bedrooms & Single Bedroom
- Private Rear Garden & Driveway
- Detached Double Garage

PORCH

ENTRANCE HALLWAY

LIVING & DINING ROOM
9' 9" x 24' 8" (2.96m x 7.51m)

CONSERVATORY
8' 1" x 8' 7" (2.47m x 2.61m)

KITCHEN
5' 9" x 16' 4" (1.76m x 4.98m)

SIDE STORE

FIRST FLOOR

BEDROOM ONE
9' 10" x 12' 4" (3.00m x 3.77m)

BEDROOM TWO
9' 5" x 12' 0" (2.88m x 3.65m)

BEDROOM THREE/STUDY
5' 11" x 6' 9" (1.81m x 2.06m)

BATHROOM
5' 7" x 6' 7" (1.71m x 2.01m)

TOTAL SQUARE FOOTAGE
83.0 sq.m (896 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

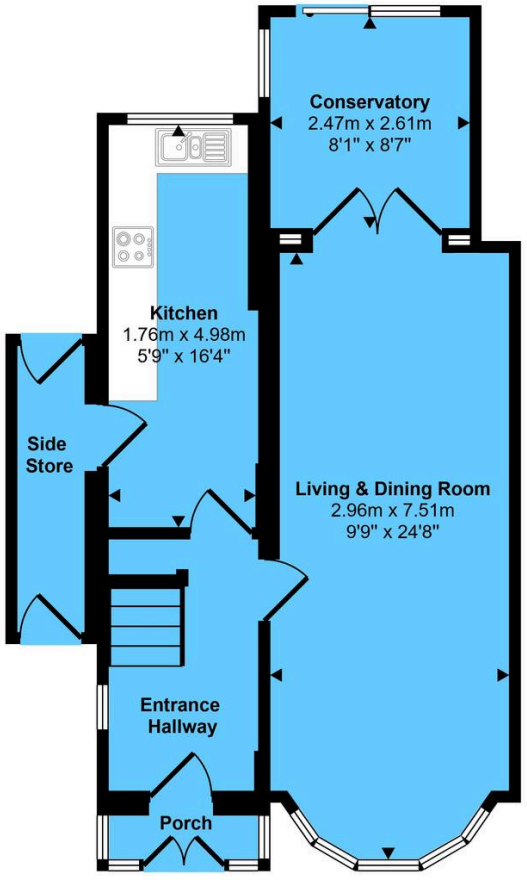
PRIVATE REAR GARDEN

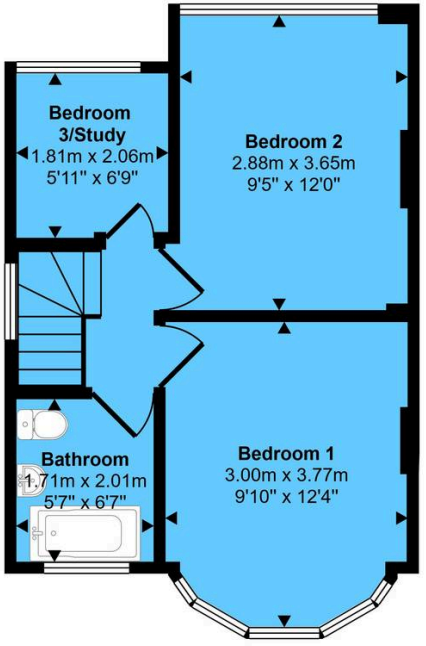
ITEMS INCLUDED IN THE SALE
Integrated hob, extractor and all carpets, curtains, blinds and light fittings.

ADDITIONAL INFORMATION
Services - mains gas, electricity and sewers.
Broadband - no connection.

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
83 sq m / 896 sq ft





Ground Floor
Approx 50 sq m / 541 sq ft

First Floor
Approx 33 sq m / 356 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.

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