



# Marcot Road, Solihull

**Asking Price £260,000**

- BUNGALOW
- OFF ROAD PARKING
- SINGLE GARAGE
- WELL PRESENTED
- NO UPWARD CHAIN
- THREE BEDROOMS
- CONVINEINT LOCATION
- PRIVATE REAR GARDENS
- ESTABLISHED AND WELL KEPT GARDENS
- SOUTH FACING GARDEN



Marcot Road is accessed off Wagon Lane, Wagon Lane joins the Coventry road and Barn Lane which in turn joins the A41 Warwick Road which leads to the town centre of Solihull or in the opposite direction, via Acocks Green, to the city centre of Birmingham.

The property is well placed for local shopping in nearby Lyndon Road including a Tesco supermarket at the junction with the A45 Coventry Road. Further shopping will be found along the A45 at the Wheatsheaf and regular bus services operate along here to the city centre of Birmingham. Travelling away from Birmingham along the A45 one will come to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

A recreation ground is a short distance from the property offering a vast area of public open space with leisure facilities along with Olton Railway Station offering services to Birmingham and beyond.

Solihull town centre offers excellent shopping facilities and a thriving business community together with its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

Accessed via a driveway leading to porch entrance door.

### **ENTRANCE PORCH**

Access via glazed upvc door leading to the front door into the accommodation.

### **ENTRANCE HALL**

a through reception allowing access into bedrooms, bathroom and living room. With ceiling light and wall mounted radiator.

### **LIVING ROOM**

**12'0" x 15'4" (3.683 x 4.679)**



A good sized living room with French doors opening onto the sun/dining room. Having an electric fire place with ceiling light and wall mounted radiator.



### **DINING/SUN ROOM**

**7'1" x 11'8" (2.176 x 3.567)**



A bright room currently set up as a dining space with views over the garden.

### **KITCHEN**

**8'0" x 6'3" (2.458 x 1.906)**



A fitted kitchen with a range of wall mounted and base units with worktop over. Having integrated appliances including electric oven and hob with extractor, 1.5 bowl sink with mixer tap. Having a window to the side elevation and ceiling light and access into the utility space.



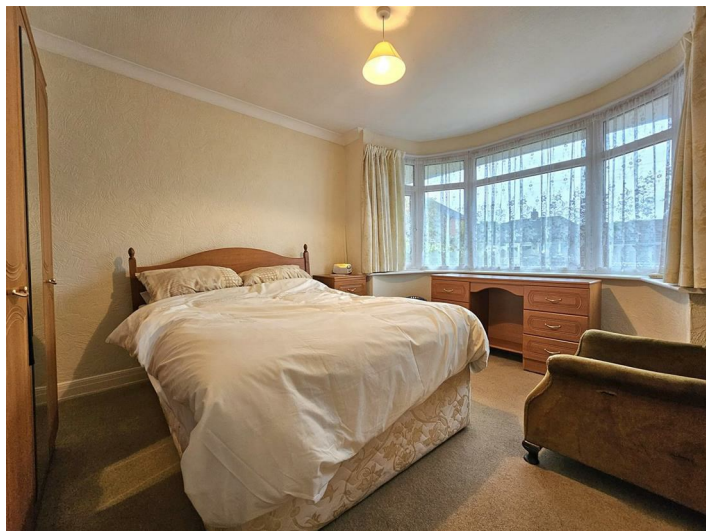
### UTILITY

**9'0" x 6'7" (2.763 x 2.032)**

An extended space set up as an ideal utility area. With worktop and fitted sink with mixer tap and space and plumbing for washing machine. Currently housing the combi boiler and has access to the rear garden and side passage.

### BEDROOM ONE

**10'11" x 13'6" (3.347 x 4.117)**



A great sized double room with large bay window to the front elevation. With ceiling light and wall mounted radiator.

### BEDROOM TWO

**7'10" x 9'0" (2.402 x 2.750)**



Another double room with built in storage cupboard and window to the side elevation. with ceiling light and wall mounted radiator.

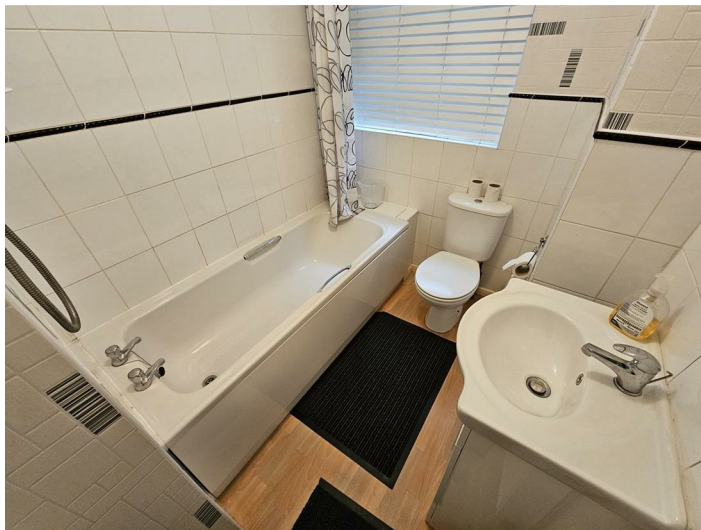
### BEDROOM THREE

**7'3" x 9'6" (2.227 x 2.911)**

A smaller room with window to front elevation. An ideal office or occasional bedroom with ceiling light and wall mounted radiator.

### BATHROOM

**6'5" x 7'8" max (1.974 x 2.344 max)**



A fitted bathroom with toilet wash basin and bath with electric shower over. With window to side elevation, wall mounted radiator, and access into airing cupboard storage.

### GARAGE

**10'11" x 16'3" (3.33m x 4.961)**

An over sided single garage with barn style doors onto the rear vehicular access. With garden access, and well fitted with power and lighting.

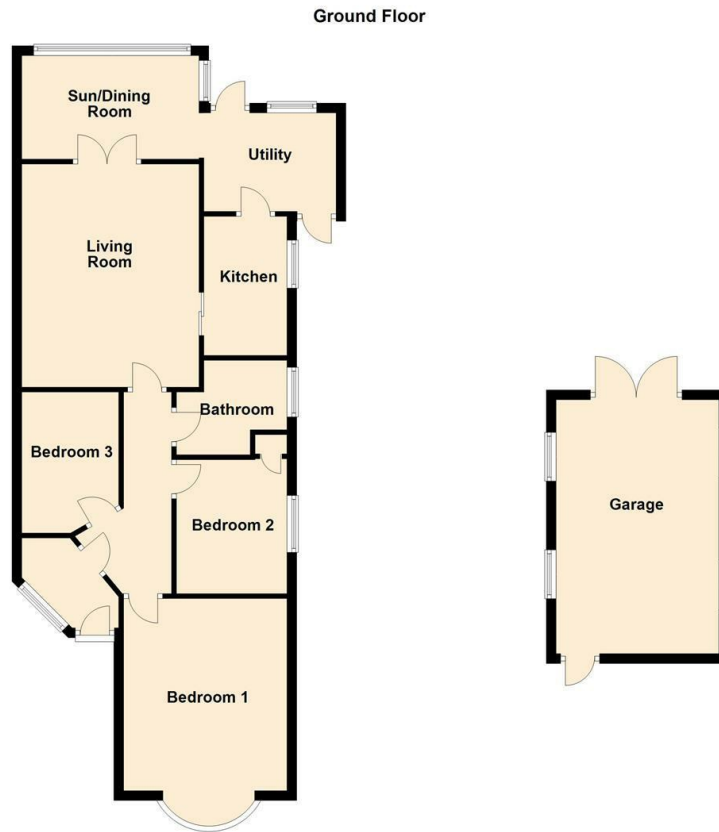
### OUTSIDE



To the front of the property we have off road parking with well maintained and attractive side garden laid to lawn with matures borders. To the rear we have a good sized patio area and garden path leading down the lawned garden onto a large vegetable plot. With heavily planted side borders and covered storage/working area up the side of the garage.

## FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



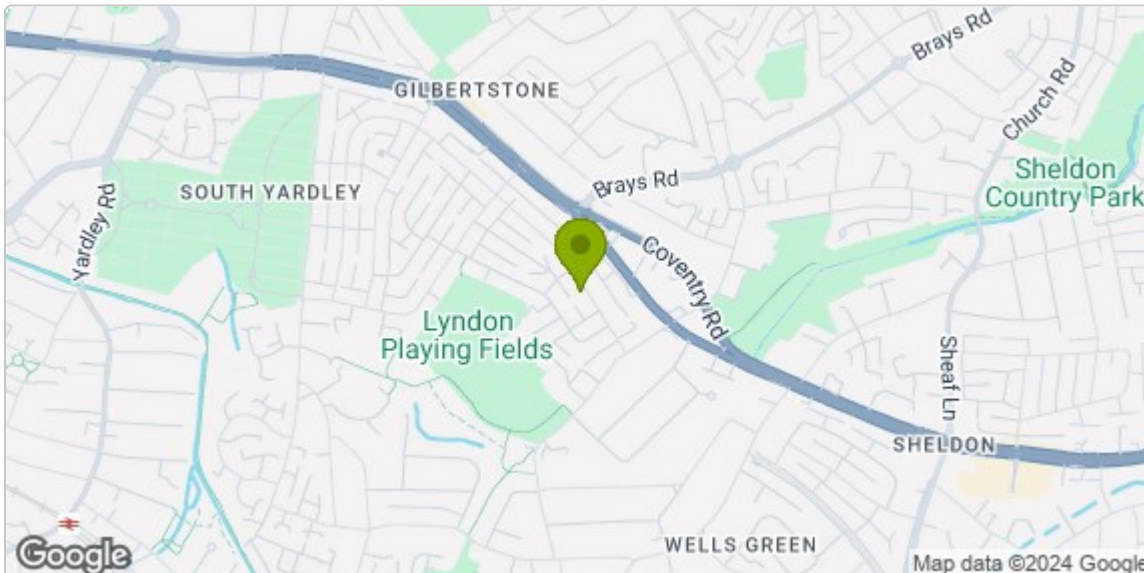
**TENURE:** We are advised that the property is Freehold.

**COUNCIL TAX BAND:** C

**VIEWING:** By appointment only with the office on the number below 0121 711 1712

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
41 Marcot Road Solihull  
Solihull B92 7PR

**Council Tax Band:** C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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