



smarthomes

## Marcot Road

Solihull, West Midlands, B92 7PP

- A Well Presented Semi-Detached Bungalow
- Two Bedrooms
- Spacious Lounge/Diner
- Conservatory

**£245,000**

EPC Rating - 54

Current Council Tax Band - C







## Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

The property is set back from the road behind a tarmac driveway providing off road parking and access is gained via a double glazed door leading into

### Enclosed Porch

With double glazed windows and further double glazed door leading through to





### Entrance Hallway

With timber effect laminate flooring, coving to ceiling, loft hatch, ceiling light point and doors leading off to

### Bedroom One to Front

11' 0" x 13' 5" (into bay) (3.35m x 4.09m) With large double glazed bay window to front elevation, central heating radiator, fitted wardrobes, coving to ceiling and ceiling downlight

### Bedroom Two to Front

9' 7" (max) x 7' 4" (max) (2.92m x 2.24m) With double glazed window to the porch, coving to ceiling, central heating radiator, ceiling lights and timber effect laminate flooring



### Shower Room

4' 10" x 7' 9" (1.47m x 2.36m) Being fitted with an oversized walk-in shower enclosure with shower over, low flush WC and vanity wash hand basin, complementary tiling to walls, obscure double glazed window to side, central heating radiator, extractor, ceiling light and coving to ceiling.

### Kitchen to Rear

7' 0" x 7' 10" (2.13m x 2.39m) Being fitted with a range of wall and floor mounted wooden units with work surfaces over, sink and drainer unit with mixer tap, tiling to splashback areas, space for gas cooker, space for washing machine, space for fridge freezer, wall mounted Worcester Bosch central heating boiler, tiling to splash prone areas, timber effect laminate flooring, ceiling light point and obscure double glazed door to rear with matching windows to either side



### Lounge to Rear

18' 8" x 11' 4" (5.69m x 3.45m) With feature fire surround with conglomerate marble hearth, back plate and mantel shelf, inset Living Flame coal effect gas fire, coving to the ceiling, two central ceiling lights, central heating radiator and double glazed door to conservatory and double glazed window overlooking the conservatory.



### Conservatory to Rear

7' 2" x 18' 9" (2.18m x 5.72m) With double glazed windows, polycarbonate roof and double glazed French doors leading out to the rear garden, ceramic tiled floor and central heating radiator.





### Rear Garden

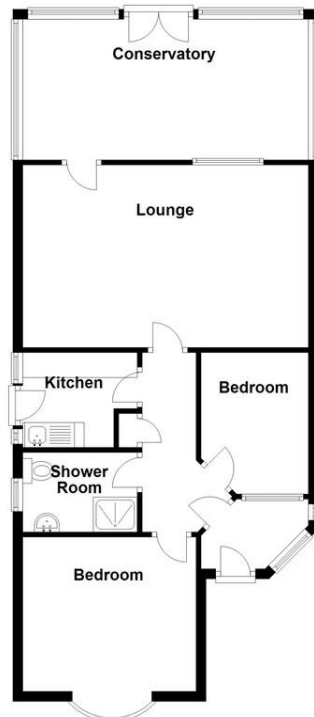
A delightful rear garden being mainly laid to lawn with ornate pond, vegetable patch, green house, coal shed and workshop/garage. There is also rear vehicular access with hard standing and passageway with gate to rear giving access to the front of the property.

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - C



Ground Floor



Total area: approx. 71.7 sq. metres (772.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	54	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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