

AP MORGAN



**Marshall Lake Road, Shirley**  
Offers in the region of £375,000

**Features:**

- Two double & one single bedrooms
- Spacious lounge
- Contemporary fitted breakfast kitchen
- Modern family bathroom
- Generously sized garage
- Vast and verdant rear garden
- Large double drive
- Off street parking
- Prime positioning for amenities

**Description:**

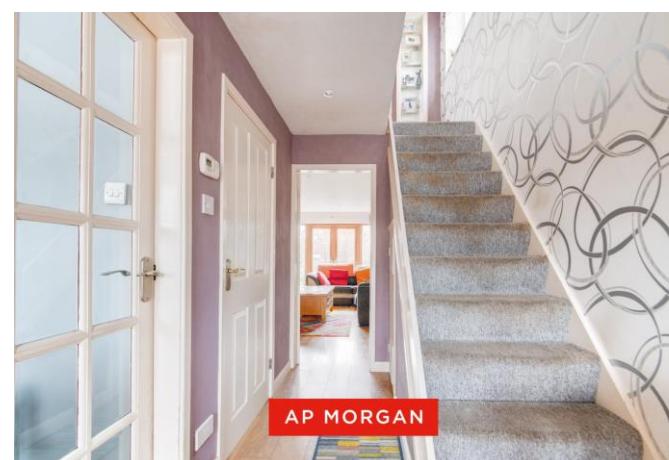
This beautifully presented, three-bedroom, detached house situated in Shirley presents a spacious lounge, contemporary fitted breakfast kitchen, modern family bathroom, a double drive for off-street parking, plenty of storage, a vast and verdant rear garden and is in prime positioning for amenities.

Approaching the property there is a paved double drive with space for parking multiple vehicles offering front access to the porch, garage and rear garden access through a side gate.

Entering the house, the hall offers plenty of space for removing outdoor footwear and jackets with the spacious lounge immediately accessed. The lounge hosts room for multiple suites, freestanding furniture and includes a log burning fireplace and access to the rear through double French doors. The breakfast kitchen is fitted and finished with blue cabinetry with ample counterspace and the following integral appliances: a double electric oven, five-ring burner gas hob, overhead extractor fan, a sink with drain, dishwasher and washing machine. The kitchen is completed by an integral pantry cupboard and breakfast island with seating. The garage is accessed through the kitchen and gives plenty of storage space for hobbies or creating a workshop or internal storage.

Ascending to the first-floor landing, Bedroom One is a spacious double looking to the rear with room for freestanding furniture. Bedroom Two is an additional double bedroom looking to the front aspect also with plenty of space for freestanding furniture. Bedroom Three is the single of the property, looking to the side aspect, currently used as a storage room. The family bathroom is modern and present a washbasin, WC and bath/shower.

The garden opens to a paved patio with space for outdoor furniture continuing to a grass laid lawn perfect for a growing family and pets there is plenty of room for outdoor activities. The garden is bordered by wooden panel fencing.



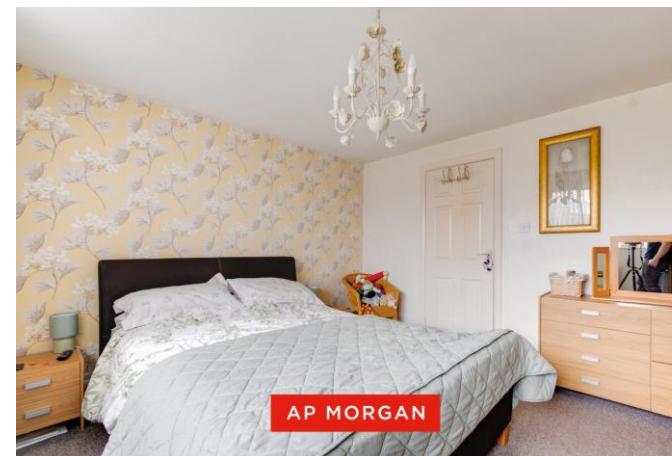
Approximately 0.2 miles from Solihull retail park, the property is within walking distance to a variety of amenities including shops, supermarkets and restaurants, with local schooling a short walk from the property. Additionally, there are local bus routes readily available with Shirley Train Station a short drive.

**Details:**

Porch

Hall

**Lounge** 15'11" x 12'11" (4.85m x 3.94m) Both Max



**Kitchen** 12'10" x 11'6" (3.9m x 3.5m) Both Max

**Garage** 30'5" x 11'5" (9.27m x 3.48m) Both Max

Landing

**Bedroom One** 11'4" x 12'10" (3.45m x 3.9m)



**Bedroom Two** 12'10" x 11'2" (3.9m x 3.4m)

**Bedroom Three** 5'6" x 6'8" (1.68m x 2.03m)

**Bathroom** 7'10" x 5'11" (2.4m x 1.8m)



**EPC Rating:** To be confirmed

**Council Tax Band:** D (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.

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