



87 Marsh Lane, Solihull, West Midlands





A wonderful family home in the heart of this thriving town.

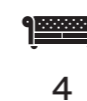
Situation

Solihull has many local amenities, bars, and restaurants to suit all tastes, as well as a comprehensive range of shopping facilities, including John Lewis. There are state, grammar and private schools in the area. Solihull School and St Martins School are a short walk away, and excellent transport links exist to the King Edward VI Grammar Schools. The beautiful Brueton Park has open spaces, a coffee shop, a lake, play areas, and a pleasant stroll down the lane past the cricket, bowls, and tennis club.

The property is ideally located within easy reach of all parts of the UK and Europe, with road, rail and air transport hubs on the doorstep, including the M40, M42 and M6, West Coast and Chiltern mainline train stations, and Birmingham International Airport and Railway Station. Birmingham International Airport and Railway Station 4 miles, M42 (J5) 1 mile. London commute: 1 hour 9 minutes to Euston Station.

Distances

Solihull town centre 0.9 miles, M42 (J5) 1.5 miles, M6 (J4) 7 miles, Birmingham International Airport 4 miles, Birmingham 8 miles, Warwick 18.5 miles, Stratford-upon-Avon 23 miles. (All times and distances are approximate).



The Property

A light hallway with wooden flooring opens to the ground-floor reception rooms. These include a spacious sitting room with a feature fireplace and doors leading to the conservatory. The conservatory is a lovely further reception room with a roof lantern allowing plenty of light to flow into the room and bi-fold doors to the patio area. There is a well-appointed Tom Howley kitchen/dining room with a further set of doors to the patio and a family room with a window to the front of the house. A separate dining room, which could also be used as a home office if required, and a cloakroom complete the ground floor accommodation.

On the first floor, there is a luxurious principal bedroom suite with a dressing room, free-standing bath and a large wet room. Two further double bedrooms shared the well-appointed "Jack and Jill" family bathroom which also has a free-standing bath and a separate shower. The second floor comprises a loft room currently utilised as a fourth bedroom and a cloakroom. This will make an ideal teenage retreat or guest accommodation.





Gardens and Grounds

The property is accessed via a gated driveway providing parking for plenty of cars. To the front of the house are mature trees and shrubs borders and a lawned area.

To the rear is a very private, easy to maintain garden with a delightful patio area, large artificial grass area, with mature trees to the boundary and herbaceous borders.

What Three Words

//mass.patch.knee

Property information

Services: All mains services are connected to the property. Gas central heating.

Local Authority: Solihull Metropolitan Borough Council. Telephone: 0121 704 8000

Council Tax Band: G

Tenure: Freehold

Viewings By prior appointment only with the agents.




Approximate Gross Internal Floor Area

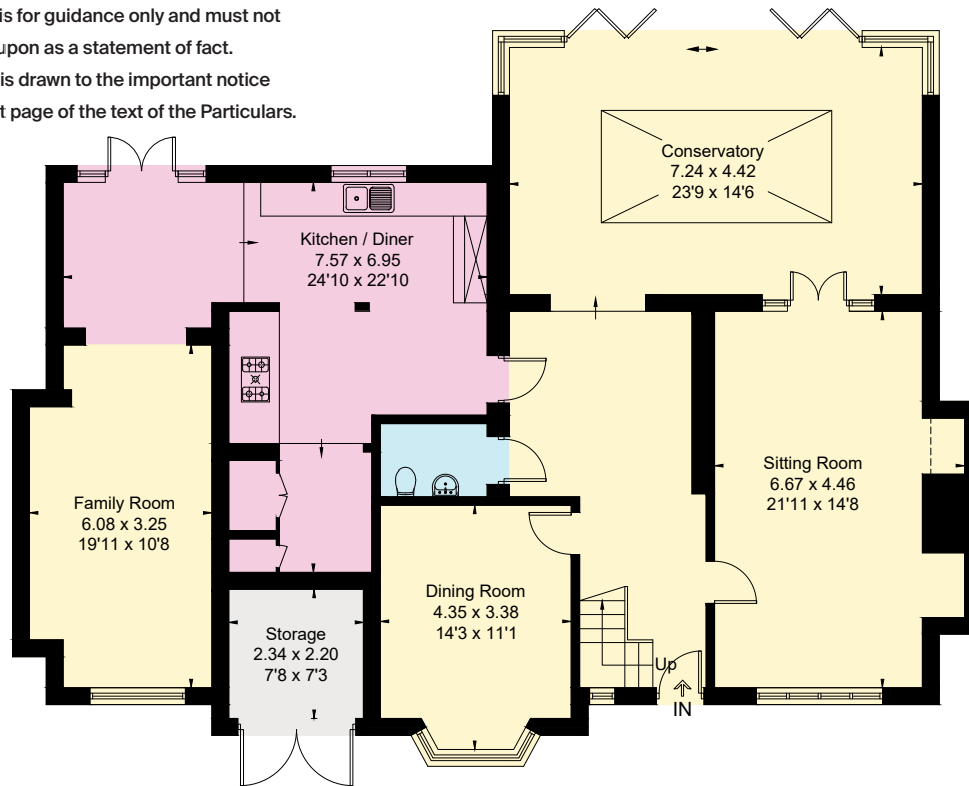
Main House = 294.3 sq m / 3,168 sq ft

Storage = 5.7 sq m / 61 sq ft

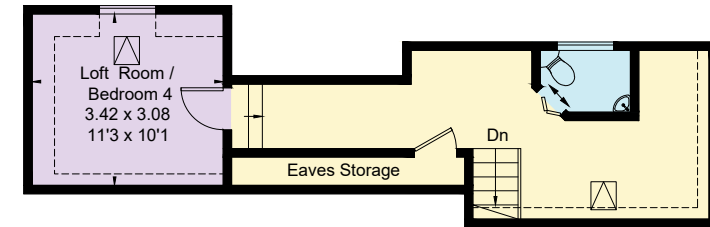
Total = 300 sq m / 3,229 sq ft (Excluding Eaves Storage)

 = Reduced head height below 1.5m

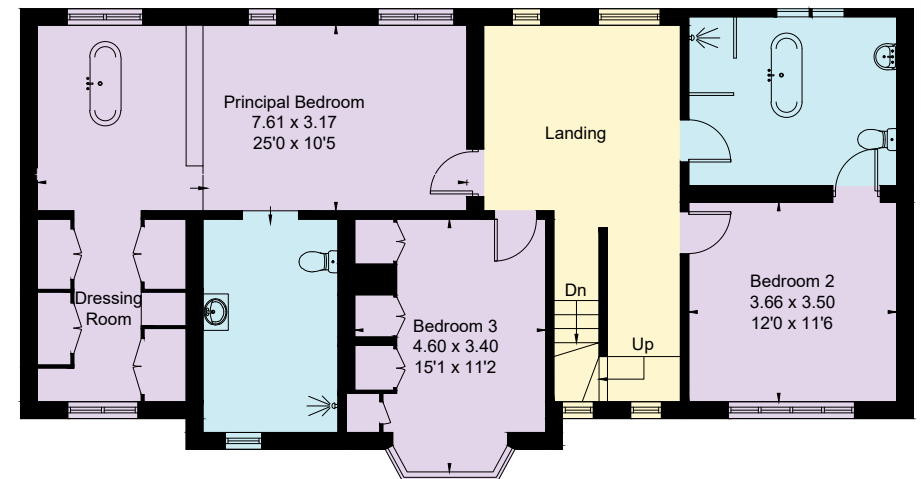
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



Second Floor



First Floor

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Stratford Upon Avon
Bridgeway
CV37 6YX
knightfrank.co.uk

I would be delighted to tell you more
William Ward-Jones
01789 206 954
william.ward-jones@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [March 2024]. Photographs and videos dated [March 2024].

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Date: 28 March 2024
Our reference: STR012495767

87 Marsh Lane, Solihull, B91 2PE

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,350,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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We'd love to help you.

Yours faithfully



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