

The logo for Melvyn Danes Estate Agents is a yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, black, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. Underneath "Danes", the words "ESTATE AGENTS" are written in a smaller, black, sans-serif font.

melvyn
Danes
ESTATE AGENTS

A photograph of a two-story brick house with a bay window and a conservatory. The house is made of red brick with a dark brown tiled roof. The bay window has white frames and is set against a light-colored stucco finish. To the right of the bay window is a conservatory with white frames and a dark brown tiled roof. The house is situated on a brick-paved driveway. To the right of the house is a white-painted house with a brick base. A grey trash bin is visible in the background. The sky is blue with white clouds.

Marcot Road

Solihull

Asking Price £300,000

Description

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 allowing further access to the main front door into the entrance hall. Off the hall we have a ground floor shower room, access into the open plan living dining room and further access into the large fitted kitchen with a range of integrated appliances. Off the kitchen we have a full width conservatory with doors opening onto the landscaped rear gardens.

To the first floor we have three bedrooms two of which a great sized doubles with built in wardrobes and a further single room. We also have access into the family shower room as well as loft access.

To the rear we have a good sized private garden with patio area and mainly laid to lawn, raised deck and path leading to garden shed and large garage with secure rear vehicular access.



Accommodation

Entrance Porch

Entrance Hall

Living/Dining Room

19'1" x 10'2" (5.83 x 3.12)

Kitchen

9'9" max x 16'8" (2.98 max x 5.10)

Conservatory

5'5" x 16'7" (1.67 x 5.08)

Ground Floor Shower Room

Bedroom One

12'2" x 10'2" (3.72 x 3.12)

Bedroom Two

10'2" x 10'2" (3.12 x 3.12)

Bedroom Three

7'2" x 6'1" (2.20 x 1.86)

Shower Room

Private Rear Gardens

Single Rear Garage



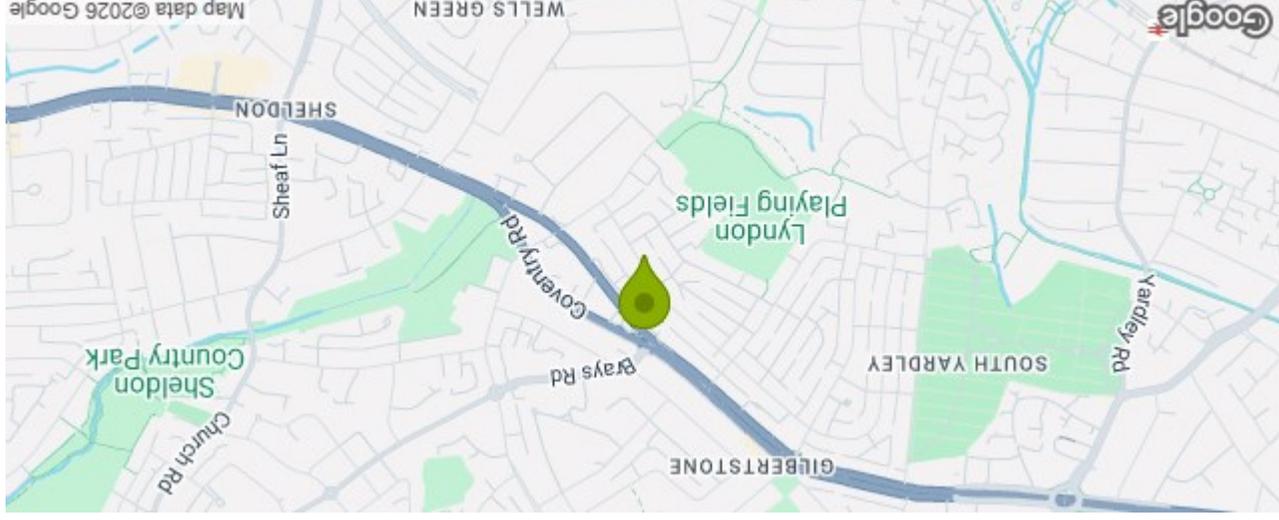
TENURE: We are advised that the property is Freehold

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.

BROADBAND/MOBILE: Please refer to checker www.ofcom.gov.uk for broadband and mobile coverage at the property. From data taken on 12/03/2026 we understand that the standard broadband download speed at the property is around 1000 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 5000 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.

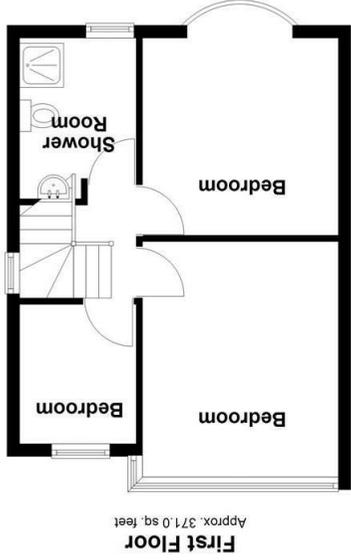
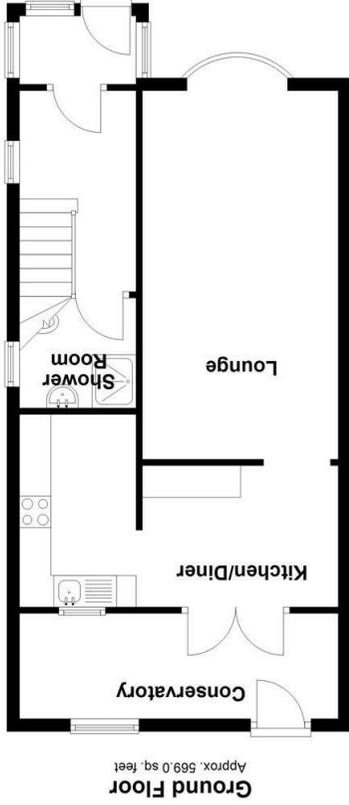


Energy Efficiency Rating	
Very energy efficient - lower running costs	(92 plus)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Current: 66
Potential: 77

**33 Marcot Road Solihull B92 7PR
Council Tax Band: C**

Total area: approx. 939.9 sq. feet



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.