



**193 Elmdon Lane**

Marston Green

**theAgents**  
property consultants

**An exceptional period detached residence of impressive proportions, seamlessly blending timeless character with high-quality contemporary finishes.**

**193 ELMDON LANE  
MARSTON GREEN**

## Summary

The home is approached via a generous gravel driveway providing ample parking for multiple vehicles, creating an immediate sense of arrival. There is also a detached garage and discreet side access to the rear garden. Occupying a substantial plot in one of Marston Green's most desirable positions, this elegant home offers expansive and versatile accommodation, including five beautifully proportioned double bedrooms, three reception rooms, and a stunning open-plan kitchen/dining space designed for modern family living.

## Ground Floor

**Reception Hall** - A welcoming entrance with Karndean flooring, staircase rising to the first floor and useful under-stairs storage.

**Formal Lounge / Sitting Room** - A magnificent dual-aspect reception room bathed in natural light, enjoying views to both the front and rear. The striking original Inglenook fireplace, now housing a log burner, forms a charming focal point - perfectly balancing period character with modern comfort.

**Kitchen / Dining / Entertaining Space** - Undoubtedly the heart of the home, this impressive open-plan space has been thoughtfully designed for both everyday living and entertaining. Bi-fold doors open seamlessly onto the garden, enhancing the sense of space and indoor-outdoor living. The bespoke kitchen features an extensive range of cabinetry with quartz work surfaces, integrated appliances including double oven and microwave, dishwasher and freezer, and a statement central island incorporating a ceramic hob and breakfast seating. A separate utility room provides additional storage and practicality, with direct garden access.

**Self-Contained Annexe** - A superb addition to the property, offering privacy and independence while remaining connected to the main residence.

The annexe comprises: A comfortable lounge area overlooking the front aspect. A contemporary shower room with walk-in shower and vanity unit and a double bedroom overlooking the rear. Ideal for extended family, older relatives, long-term guests or flexible lifestyle.

## First Floor

The first floor provides three well-proportioned bedrooms alongside a luxurious family bathroom featuring a freestanding bath, separate walk-in shower and elegant vanity unit.

## Second Floor

A further impressive double bedroom occupies the top floor, benefiting from useful eaves storage and elevated rear views.

## Location

Marston Green is a highly sought-after village within the Borough of Solihull, prized for its strong community feel, well-regarded schools and excellent transport links. The village offers a range of local shops, cafés and amenities, while Marston Green Train Station provides direct services to Birmingham City Centre (approx. 9 minutes) and Birmingham International, the NEC, Airport and Resorts World (approx. 5 minutes). Combining village charm with exceptional connectivity, it remains a popular choice for families and professionals alike.

**Services to the Property** Mains are connected.

**Local Authority** Solihull Metropolitan Council

## Viewing Arrangements

Strictly via the vendors sole agents The Agents Property Consultants on 01564 332 550

## EPC Rating - Band D

## Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.









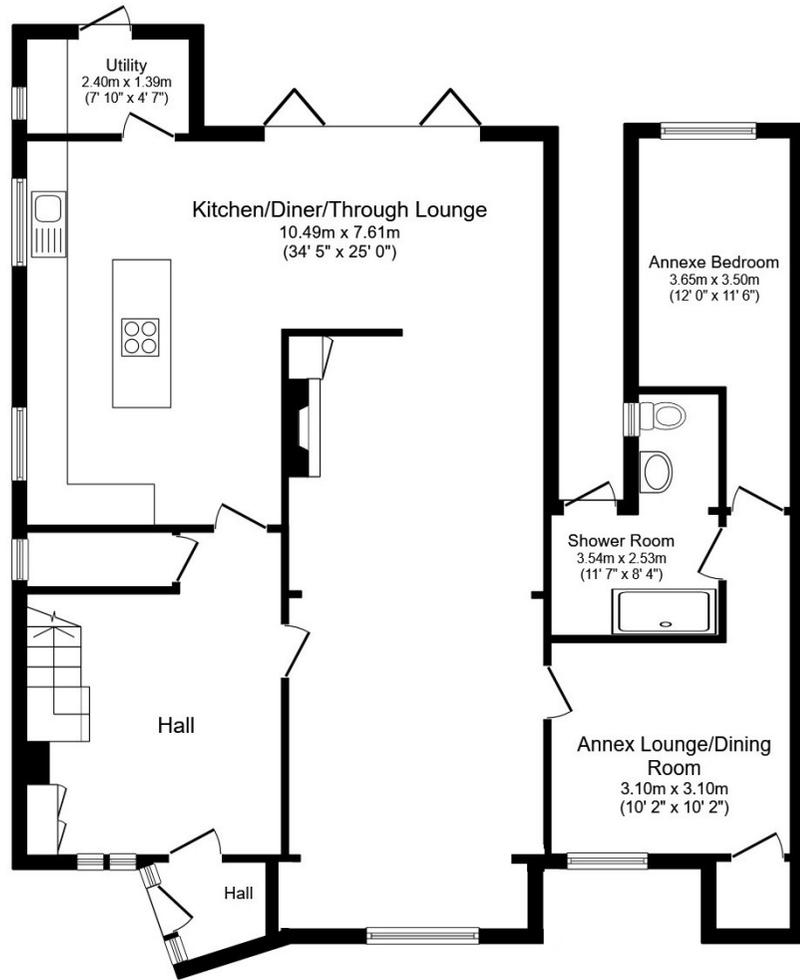






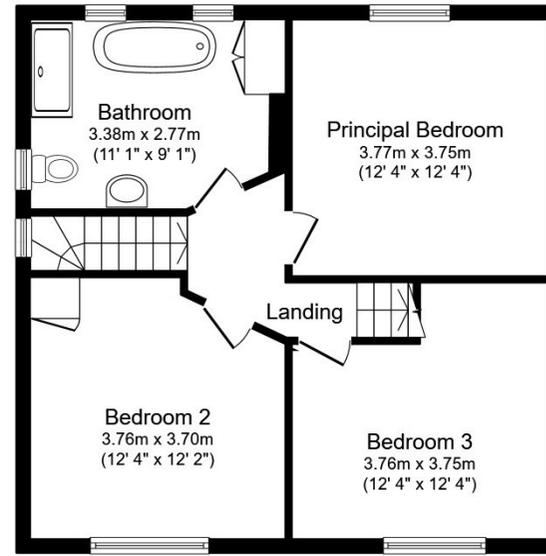


# Elmdon Lane, Marston Green, B37 7DT



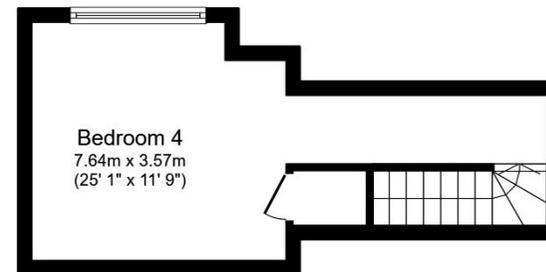
## Ground Floor

Floor area 121.6 sq.m. (1,309 sq.ft.)



## First Floor

Floor area 58.0 sq.m. (624 sq.ft.)



## Second Floor

Floor area 19.9 sq.m.  
(214 sq.ft.)

Total floor area: 199.5 sq.m. (2,147 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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**Important Notice**

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.