



smarthomes



- An Impressive Refurbished and Extended Detached Property
- Five Bedrooms
- Two En-Suite Shower Rooms
- Superb Open Plan Living/Dining/Kitchen

Norton Lane, Earlswood, Solihull, B94 5LT

An impressive refurbished and extended detached family residence. The property benefits from a formal lounge, superb open plan living/dining/kitchen, utility, guest W.C., playroom/study, five bedrooms, two en-suites, luxury family bathroom, extensive rear garden, integral garage and off road parking.



Property Description

The property is set back from the road behind a deep gravel driveway providing a generous amount of off road parking with lawned area to side, extending to a remote controlled composite garage door and a remote controlled aluminium front door leading through to

Entrance Hallway

With ceiling downlights, two vertical radiators, wood effect Porcelanosa flooring, stairs leading to first floor accommodation and oak doors radiating off to

Lounge to Front

10' 5" x 15' 5" (3.18m x 4.7m) With powder coated aluminium frame double glazed bay window to front aspect enjoying open views, ceiling light point, central heating radiator and feature modern electric fireplace with marble hearth and back with wooden mantle over





Superb Open Plan Living Dining Kitchen

17' 1" x 30' 3" (5.21m x 9.22m) Being re-fitted with a range of modern wall, base and drawer units with a wood effect work surface over incorporating a sink and drainer unit with contemporary mixer taps over. Space for gas range with extractor fan over, further wall to wall fitted matching units with integrated fridge and full height freezer, integrated wine cooler, double oven and microwave with warming tray, central island with matching units and Quartz work surface with over hand for breakfast bar, integrated dishwasher, metro tiling to splash back areas, ceiling spot lights, wood effect flooring, two powder coated aluminium frame roof lanterns, powder coated aluminium frame bi-fold doors to the rear, powder coated aluminium frame obscure double glazed window to side elevation, vertical radiator, ceiling spot lights, undercounter lights and oak door leading through to



Playroom/Study

10' 10" x 6' 6" (3.3m x 1.98m) With powder coated aluminium frame double glazed window to side aspect, ceiling spot lights and central heating radiator



Inner Lobby Area

With large storage cupboard, ceiling light point and door leading through to garage

Utility Room

10' 11" x 6' 5" (3.33m x 1.96m) Being re-fitted with a range of wall, base and drawer units with a butchers block work surface over incorporating a Belfast sink and drainer unit with mixer tap over, metro style tiling to splash back areas, radiator, ceiling spot lights, wood effect tiling to floor and a powder coated aluminium frame double glazed window to the rear aspect

Guest WC

Being fitted with a modern white suite comprising of a low flush W.C, wall mounted pedestal wash hand basin with mixer taps over, heated towel rail, tiling to splash prone areas and floor and ceiling spot lights

Landing

With powder coated aluminium frame double glazed window to side elevation, ceiling light point, access to loft space and oak doors radiating off to

Bedroom One to Front

12' 10" x 11' 9" (3.91m x 3.58m) With powder coated aluminium frame double glazed window providing countryside views, ceiling light point, central heating radiator and oak door leading through to

En Suite Shower Room

Being fitted with a modern white suite comprising of a low flush W.C, vanity sink unit with mixer taps over, walk in shower cubicle with overhead rain fall shower head with a further handheld shower attachment, heated towel rail, tiling to full height and floor and ceiling spot lights

Bedroom Two to Rear

10' 8" x 9' 4" (3.25m x 2.84m) With powder coated aluminium frame double glazed doors leading to a glazed Juliet balcony, ceiling light point, central heating radiator and door to

En Suite Shower Room

Being fitted with a modern white suite comprising of a low flush W.C, wall mounted wash hand basin with mixer taps over, walk in shower cubicle with overhead rain fall shower head with a further handheld shower attachment, heated towel rail, tiling to full height and floor, ceiling spot lights and powder coated aluminium frame obscure double glazed window

Bedroom Three to Front

11' 1" x 9' 9" (3.38m x 2.97m) With powder coated aluminium frame double glazed window to front, ceiling light point and central heating radiator

Bedroom Four to Rear

10' 9" x 8' 10" (3.28m x 2.69m) With powder coated aluminium frame double glazed window to rear, ceiling light point, central heating radiator and large built in storage cupboard/wardrobe

Bedroom Five to Front

9' 7" x 5' 9" (2.92m x 1.75m) With powder coated aluminium frame double glazed window to front, ceiling light point and central heating radiator

Luxury Family Bathroom

Being fitted with a luxury white suite comprising of a walk in shower cubicle with overhead rain fall shower head with a further handheld shower attachment, panelled bath with mixer taps, vanity wash hand basin unit and a low flush W.C. Chrome heated towel rail, Porcelanosa full height tiling to walls and floor incorporating display alcove with chrome edging, ceiling spot lights and powder coated aluminium frame double glazed obscure window to rear

Extensive Rear Garden

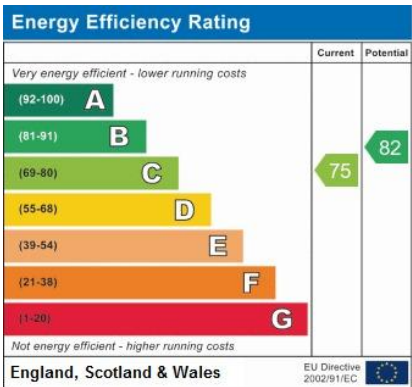
With woodland views beyond having an extensive porcelain tiled patio with steps down to a large mainly laid to lawn area, extending to picket fence at the rear of the garden with a private woodland area accessed via a wooden bridge, raised flower beds and fencing to boundaries

Garage

With electric roller garage door to front, wall mounted gas central heating boiler, ceiling light point and electric power points.

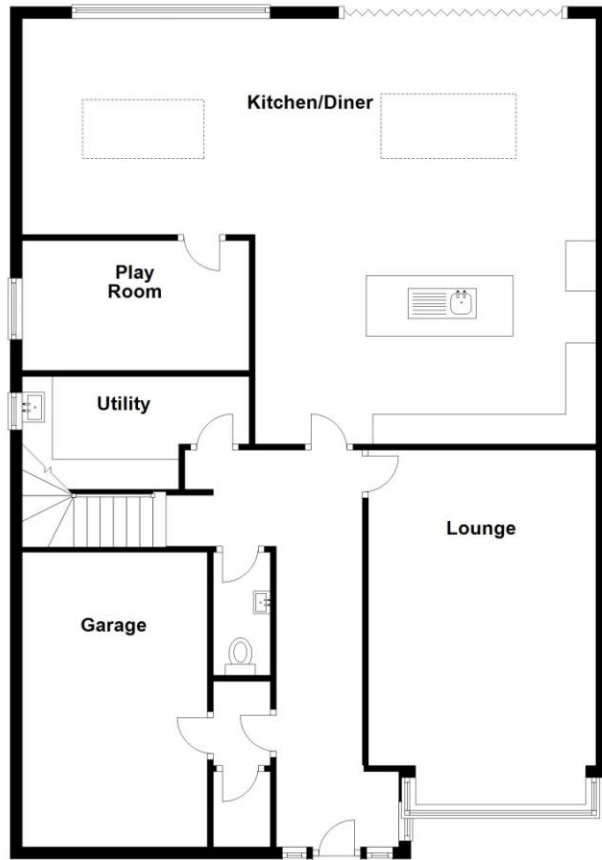
Tenure

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



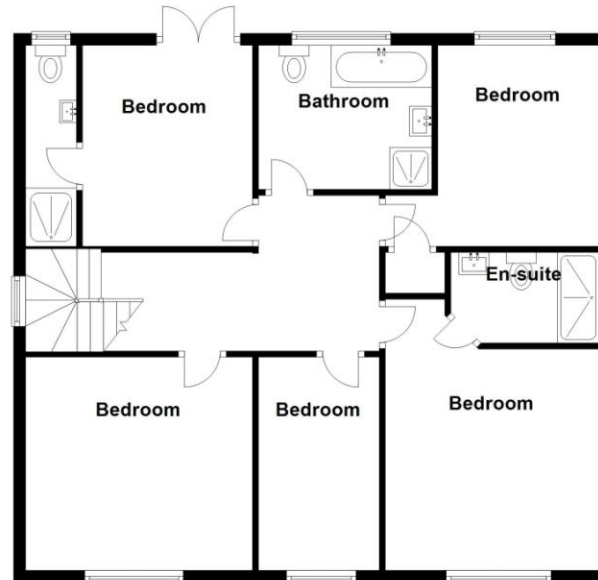
Ground Floor

Approx. 128.8 sq. metres (1386.5 sq. feet)



First Floor

Approx. 83.9 sq. metres (903.0 sq. feet)



Total area: approx. 212.7 sq. metres (2289.5 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.