



smarthomes



- A Well Presented Detached Dormer Bungalow
- Three/Four Bedrooms
- Re-Fitted Kitchen
- No Upward Chain

Earlswood Common, Earlswood, B94 5SJ      Offers in Region of £570,000

A well presented three/four bedroom detached dormer bungalow situated in a sought after location and being offered with no upward chain. Offering accommodation comprising welcoming entrance hallway, spacious lounge, sun lounge, re-fitted kitchen, ground floor and first floor shower rooms, ample driveway parking, side garage and a delightful private Westerly facing rear garden. EPC Rating – '68' D Current Council Tax Band - E



## Property Description

The property is set back from the road behind a tarmac driveway providing off road parking with a laid lawn area, dwarf wall, hedgerow borders, a variety of mature shrubs and bushes and a UPVC double glazed door leading into

### Porch

With double glazed windows to front and side, wall light point and a UPVC double glazed door with matching side window leading to

### Welcoming Entrance Hallway

With ceiling light point, coving to ceiling, radiator, stairs leading to the first floor accommodation and door leading off to





### Spacious Lounge to Rear

17' 4" x 12' 1" (5.3m x 3.7m) With two wall mounted radiators, wall and ceiling light points, coving to ceiling, electric fire with marble hearth and surround, two UPVC double glazed windows to side and UPVC double glazed sliding doors leading to



### Sun Lounge

15' 1" x 8' 6" (4.6m x 2.6m) Of brick and UPVC construction with a polycarbonate roof, tiled floor, radiator, wall light points and double opening doors to rear garden



### **Re-Fitted Kitchen to Rear**

12' 1" x 9' 6" (3.7m x 2.9m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over. Eye level oven, integrated washing machine and dishwasher, tiling to floor, ceiling spot lights, a double glazed window to the rear aspect and archway to

### **Utility Area**

With a UPVC double glazed door to side, double glazed window to rear, wall mounted gas central heating boiler and tiled flooring

### **Bedroom Two to Front**

14' 9" x 9' 2" (4.5m x 2.8m) With double glazed bow window to front elevation, radiator, ceiling light point, coving to ceiling and built in wardrobes

### **Bedroom Three to Side**

7' 10" x 7' 2" (2.4m x 2.2m) With double glazed window to side elevation, coving to ceiling, radiator and ceiling light point

### **Dining Room/Bedroom Four to Front**

11' 5" x 3.2' (3.5m x 0.91m) With double glazed bow window to front elevation, radiator, coving to ceiling and two ceiling light points

### **Ground Floor Shower Room**

7' 2" x 7' 2" (2.2m x 2.2m) Being fitted with a white suite comprising of a walk in shower enclosure, vanity wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas and floor, ceiling spot lights and an obscure double glazed window to the side elevation

### **Landing**

With a Velux roof window, ceiling light point, eaves storage and door to

### **Bedroom One to Rear**

14' 9" x 11' 9" (4.5m x 3.6m) With some restricted head height, a Velux roof window to rear elevation, eaves storage, radiator and ceiling light point

### **First Floor Shower Room**

8' 2" x 5' 10" (2.5m x 1.8m) Being fitted with a white suite comprising of a corner shower enclosure, vanity wash hand basin and a low flush W.C. Heated towel rail, tiling to splash prone areas, laminate flooring, ceiling light point and a Velux roof window to side elevation

### **Private Westerly Facing Rear Garden**

Being mainly laid to lawn with paved patio areas, brick built BBQ area, cold water tap, exterior lighting, mature shrubs and bushes, feature pond area, pergola, timber framed shed and panelled fencing to boundaries

## Garage

Located at the side of the property with metal side hung doors

## 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.

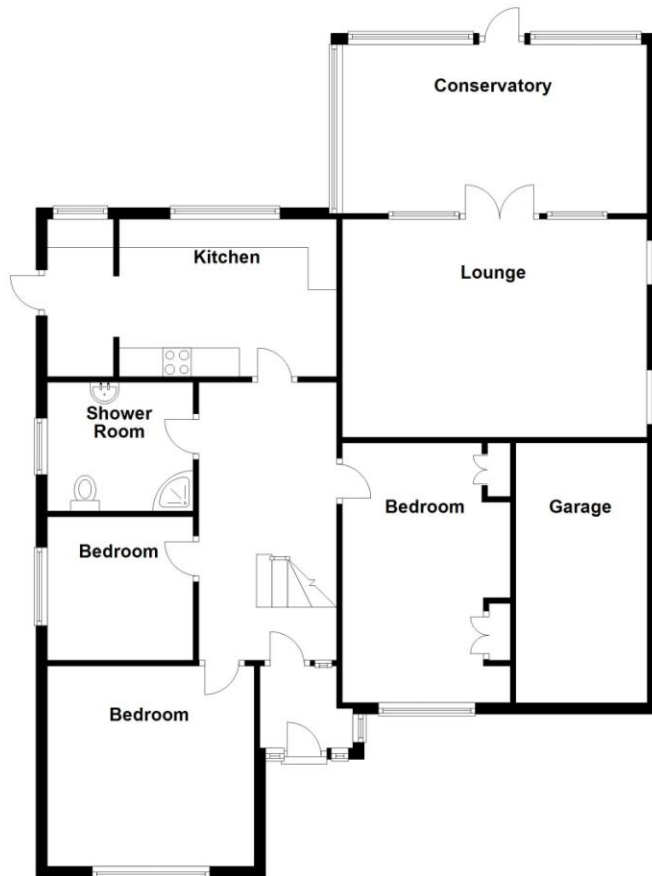


## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

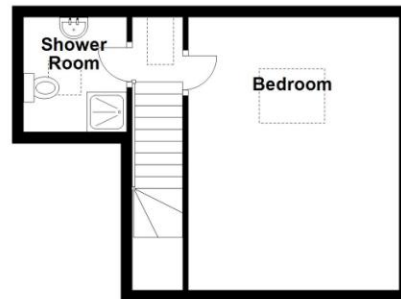
### Ground Floor

Approx. 117.5 sq. metres (1264.6 sq. feet)



### First Floor

Approx. 26.2 sq. metres (282.5 sq. feet)



Total area: approx. 143.7 sq. metres (1547.1 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 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.