



Norton Lane

Earlswood, Solihull, B94 5LT

- An Extremely Well Presented & Extended Semi Detached Bungalow
- Three Bedrooms
- Impressive Open Plan Lounge Dining Kitchen
- Modern Family Shower Room
- Beautifully Landscaped Rear Garden
- Sought After Semi-Rural Location With Open Views To Front

£595,000

EPC Rating '67'





Property Description

The property benefits from open views to front and is set well back from the road behind a wooden five bar gate leading through to lawned fore garden and generous block edged tarmac driveway providing ample off road parking extending to gated vehicle access to side and storm porch with feature tiled flooring and composite front door leading through to

Entrance Hallway

With spot lights to ceiling, radiator and doors leading off to



Impressive Open Plan Living Dining Kitchen to Rear

30' 0" x 16' 5" (9.14m x 5m) Being fitted with a comprehensive range of base units, complementary oak work surfaces, island incorporating ceramic sink with mixer tap, space for range style cooker with feature splashback and extractor canopy over, space for American style fridge freezer, ceiling light points, feature log burner, wood effect tiled flooring, double glazed windows to side, stable style door to side access and double glazed folding doors leading out to the landscaped rear garden



Bedroom One to Front

10' 11" x 11' 9" plus bay (3.33m x 3.58m) With ceiling light point, radiator and double glazed bay window to front elevation with purpose built seating area



Bedroom Two to Rear

11' 10" x 9' 8" (3.61m x 2.95m) With radiator, ceiling light point and double glazed French doors leading to courtyard garden

Bedroom Three to Front

10' 0" x 10' 0" (3.05m x 3.05m) With double glazed window to front elevation, radiator and ceiling light point



Modern Family Shower Room

Being fitted with a three piece white suite comprising walk-in double shower with thermostatic rainfall shower and further handheld attachment, low flush WC and feature sink, obscure double glazed window to side, Metro tiling to water prone areas, wood effect flooring, schoolhouse style radiator and spot lights to ceiling

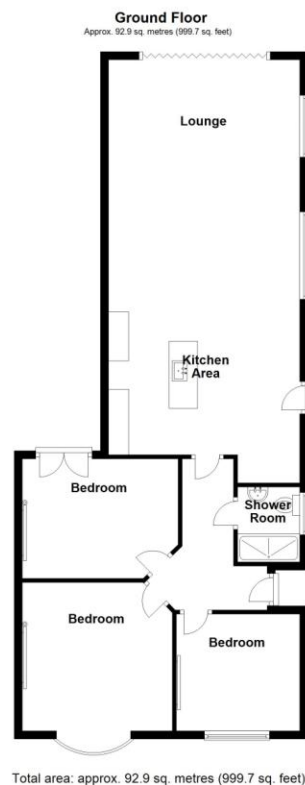


Beautifully Landscaped Rear Garden

Being mainly laid to lawn with raised decked patio, timber storage shed, log store, fencing to boundaries, paved pathway and an abundance of flowering shrub borders and mature trees

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) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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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.