



Norton Lane

Earlwood, Solihull, B94 5LT

- A Beautifully Presented Semi-Detached Bungalow
- Two/Three Bedrooms
- Re-Fitted Kitchen
- Two Modern Shower Rooms

£465,000

EPC Rating - 54

Current Council Tax Band - D





Property Description

The property is set back from the road behind a tarmac driveway supplying ample off road parking, lawned fore garden being edged by three bar post and rail fence, retaining hedgerows and driveway extends to double opening timber gates, wall mounted carriage lights, cold water tap and double opening doors leading into

Enclosed Porch

With Minton effect tiled flooring, glazed door with brushed stainless steel effect furnishing leading into

Entrance Hall

With Oak floor covering, stairs leading to the first floor accommodation, inset ceiling down lighters, ceiling smoke alarm and hardwood tongue and groove doors leading into



Superb Lounge to Rear

16' 2" x 14' 1" (4.93m x 4.29m) With UPVC double glazed full height windows overlooking rear gardens incorporating double glazed French doors, feature recess housing cast solid fuel effect gas fire set on stone effect hearth with Oak over mantle, ceiling light point, feature vertical wall mounted radiator with thermostatic radiator valve and double glazed window to side elevation



Impressive Re-Fitted Kitchen to Rear

10' 3" x 9' 1" (3.12m x 2.77m) Being fitted with a range of Shaker style matching wall and base units, composite work surface with inset four ring induction hob set below combination light and extractor, integrated Beko washing machine, full width dishwasher, brushed stainless steel effect double oven and grill, integrated freezer and integrated fridge, wall mounted radiator with thermostatic radiator valve, combi double glazed window and door leading out to the rear garden and inset ceiling down-lighters



Bedroom One to Front

13' 11" x 11' 11" (4.24m x 3.63m) With a UPVC double glazed bay window to front elevation with fitted shutters, wall mounted radiator and ceiling light point

Dining Room/Bedroom Two to Front

11' 11" x 10' (3.63m x 3.05m) With a UPVC double glazed bow window to front elevation with fitted shutters, wall mounted radiator and ceiling light point



Re-Fitted Ground Floor Shower Room

With polished porcelain tiled to flooring and all walls, ceiling light point, obscure double glazed window to side elevation, vanity wash hand basin, low level cistern and walk in shower enclosure

Split Level Landing

With inset ceiling downlighters, a ceiling mounted smoke alarm and door leading into



Bedroom Three

11' 4" x 8' 4" (3.45m x 2.54m) With dormer UPVC double glazed window to rear elevation, wall mounted radiator and inset ceiling down-lighters

Modern Shower Room & Walk-in Wardrobe

With a fully tiled shower enclosure, low level W.C and floating wall mounted wash hand basin. Obscure UPVC double glazed window, inset ceiling down lighters, chrome effect heated towel rail, handy built in storage cupboard and opening to dressing area

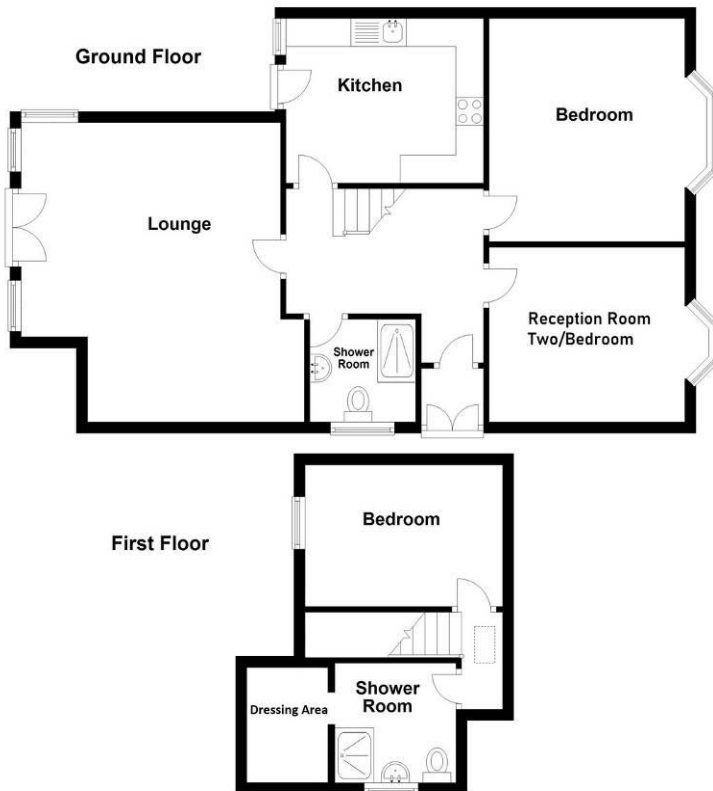


Mature Rear Garden

With paved patio area, panelled fencing to sides and rear, well stocked shrubbed borders, hard-standing for two large garden sheds and tarmacadam driveway leading to side with cold water tap

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 vendor. Current council tax band - D



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

316 Stratford Road
Shirley
Salford
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. 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 are advised to recheck the measurements.