



smarthomes

Norton Lane

Earlwood, Solihull, B94 5LT

- A Spacious and Well Presented Detached Family Home
- Three Double Bedrooms
- Two Reception Rooms
- Offering Superb Potential for Extension Subject to Planning Consent

£675,000

EPC Rating - 70

Current Council Tax Band - G





Property Description

The property is set back from the road behind a block paved driveway providing off road parking with a laid lawn area to side, retaining shrubs and a UPVC double glazed door leading into

Enclosed Porch

With tiled flooring, UPVC double glazed windows to property frontage and further obscure double glazed door with matching side windows leading to

Welcoming Entrance Hallway

With parquet flooring, coving to ceiling, wall light points, radiator, stairs leading to the first floor accommodation and doors leading off to

Dining Room to Front

17' 4" x 12' 2" (5.28m x 3.71m) With UPVC double glazed bay window to front elevation, dado rail, coving to ceiling, wall mounted radiator, wall light points, parquet flooring and a feature art deco open fireplace



Lounge to Rear

21' 7" x 12' (6.58m x 3.66m) With UPVC double glazed bay window overlooking rear garden, wall mounted radiator, wall and ceiling light points, coving to ceiling, parquet flooring and a feature inglenook fireplace with tiled hearth, Oak over mantle, spot lights and a cast gas stove



Breakfast Kitchen to Rear

12' 10" x 9' 11" (3.91m x 3.02m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 5 ring gas hob with central Wok burner and extractor hood over. Eye level double oven and grill, larder, tiling to splash back areas, radiator, ceiling spot lights, a double glazed window to the rear aspect and obscure double glazed door leading to



Utility Area

16' x 12' 5" (4.88m x 3.78m) With a polycarbonate roof, space and plumbing for washing machine, ceramic sink, double glazed door to rear garden, stripped timber effect flooring, timber double doors to garage, under stairs storage cupboard, additional built in storage cupboard housing a central heating boiler and pressurised tank and access to guest W.C



Landing

With ceiling light point, double glazed window to side, loft hatch and doors leading off to

Bedroom One to Rear

14' x 12' 3" (4.27m x 3.73m) With double glazed window to rear elevation, coving to ceiling, radiator and ceiling light point

Bedroom Two to Front

18' 1" x 12' 2" (5.51m x 3.71m) With double glazed bay window to front elevation, radiator, fitted wardrobes and top boxes and wall and ceiling light points

Bedroom Three to Front

15' 9" x 10' 11" (4.8m x 3.33m) With double glazed window to front elevation, radiator, ceiling light point and fitted wardrobes with top boxes





Re-Fitted Family Shower Room to Rear

Being re-fitted with a modern white suite comprising of a large walk in shower enclosure, vanity wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, ceiling spot lights and an obscure double glazed window to the rear elevation

Separate W.C

Fitted with a low flush W.C, obscure double glazed window to rear and stripped timber effect flooring



Extensive Private Rear Garden

Being mainly laid to lawn with paved patio areas, well stocked shrub borders and open views to rear

Large Garage

15' 3" x 14' 11" (4.65m x 4.55m) Located at the side of the property with an automated roller shutter door for vehicular access, storage and shelving and courtesy doors leading to utility area

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. Current council tax band - G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	70	81
(55-68)	D		
(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. 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.