



Norton Lane, Earlswood

Guide Price £1,250,000



Norton Lane

Earlswood, Solihull

PROPERTY OVERVIEW

A fantastic opportunity to purchase a detached bungalow which has been vastly modernised and renovated by its present owners, offering deceptive spacious accommodation throughout with the added attraction of a detached swimming pool complex and separate annex. This superb bungalow is approached by a sweeping driveway to an enclosed porch with stained glass windows and front door leading into a reception hall, detailed hand painted cornicing and central Gothic style arch on two pillars create a striking first impression and from here the living accommodation includes a well proportion living room with a feature minster fireplace and an extensive range of fitted Mahogany bookcases.



The impressive open plan kitchen in undoubtedly the heart of the home in line with today's lifestyle, has ample space for an informal dining area and is open plan into a family room acting as a second sitting room. The kitchen has a range of bespoke Smallbone units beneath a granite work surface with a range of appliances to include range cooker, dishwasher, fridge freezer and a large central island unit providing the breakfast bar with additional food preparation work surface.

- Three Bedroom Spacious Detached Bungalow
- Immaculately Maintained Throughout



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The bedroom accommodation leads off from the spacious hallway and comprises of a principal bedroom with a range of Neville Johnson fitted bedroom furniture with a contemporary raised bathroom area with porcelain tiling and underfloor heating including a Whirlpool Jacuzzi bath and corner shower. A brushed stainless steel spiral staircases leads to a gallery office to offer matching wardrobes and a smart desk unit. There are two further bedrooms both with fitted wardrobes and the second bedroom has a ensuite shower room. The family bathroom has been designed to a Gothic effect with stone effect walling, terracotta tiling and a Gothic arch is over a free standing roll top bath.

Once outside, the property includes a fantastic detached pool complex which has two versatile rooms, a bedroom, a garden room ideal as a games room or a gym, which has plenty of storage space, a fully tiled shower room and fitted kitchen, ideal for a relative or guest use. Outside the property has a delightful landscaped garden, mainly lawned, patio and established shrubs.

Council Tax band: G

Tenure: Freehold





ENTRANCE PORCH

ENTRANCE HALLWAY

RECEPTION HALL

31' 2" x 9' 9" (9.49m x 2.96m)

LOUNGE

24' 10" x 12' 11" (7.56m x 3.93m)

KITCHEN

20' 4" x 13' 11" (6.21m x 4.25m)

FAMILY ROOM

12' 10" x 10' 9" (3.92m x 3.28m)

LIVING ROOM

25' 5" x 14' 5" (7.74m x 4.40m)

PRINCIPAL BEDROOM

24' 3" x 15' 1" (7.39m x 4.59m)

ENSUITE

FIRST FLOOR

GALLERY OFFICE

BEDROOM TWO

ENSUITE

BEDROOM THREE

14' 6" x 13' 0" (4.42m x 3.95m)

BATHROOM/WC

9' 8" x 8' 9" (2.94m x 2.66m)

OUTSIDE THE PROPERTY

SWIMMING POOL COMPLEX

32' 0" x 22' 3" (9.76m x 6.77m)

BREAKFAST/KITCHEN

14' 1" x 7' 9" (4.30m x 2.35m)



**BREAKFAST/KITCHEN**

14' 1" x 7' 9" (4.30m x 2.35m)

BEDROOM

17' 0" x 12' 6" (5.17m x 3.80m)

ENSUITE**GARDEN ROOM/GAMES ROOM**

21' 6" x 16' 8" (6.55m x 5.09m)

SWIMMING POOL AREA

40' 9" x 28' 9" (12.41m x 8.77m)

CHANGING ROOM**WC****GARDEN****OFF ROAD PARKING****ITEMS INCLUDED IN THE SALE**

Free standing cooker, extractor, dishwasher, fitted wardrobes in bedrooms one, two and three, all light fittings, underfloor heating, garden shed, CCTV and electric garage door.

ADDITIONAL ITEMS TO BE INCLUDED IN THE SALE

TBC

ADDITIONAL INFORMATION

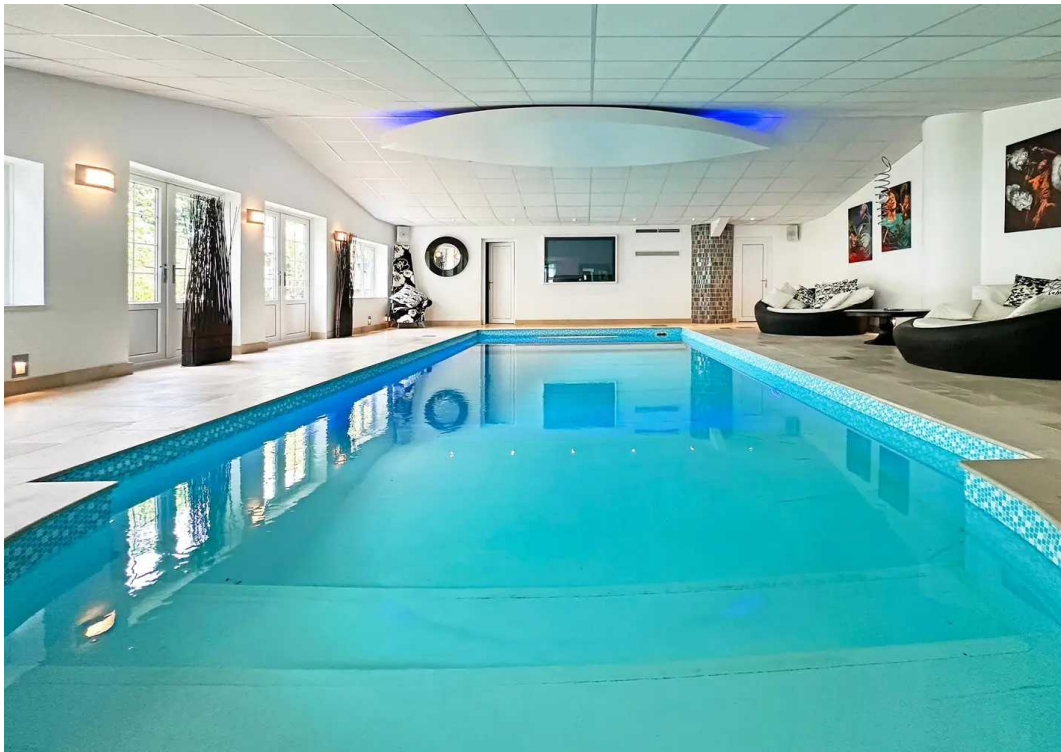
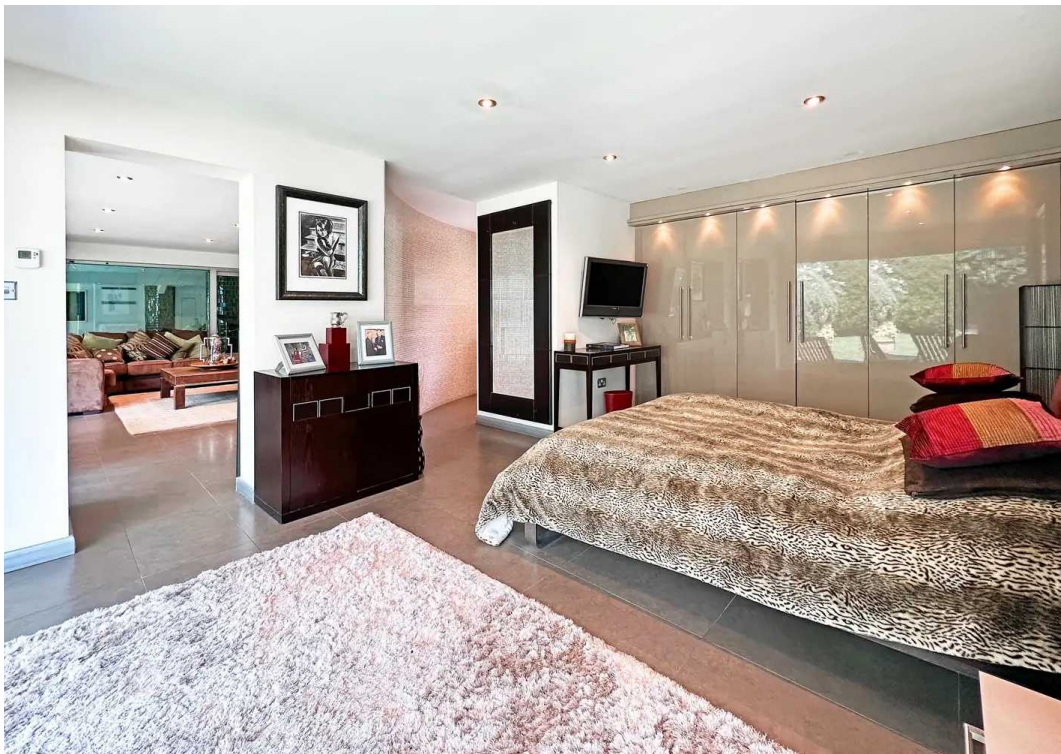
Services: water meter, main gas, electricity and mains sewers. Broadband: BT Internet. Loft Space: with lighting.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.









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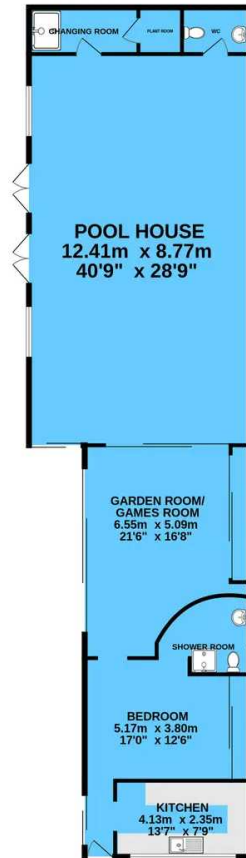
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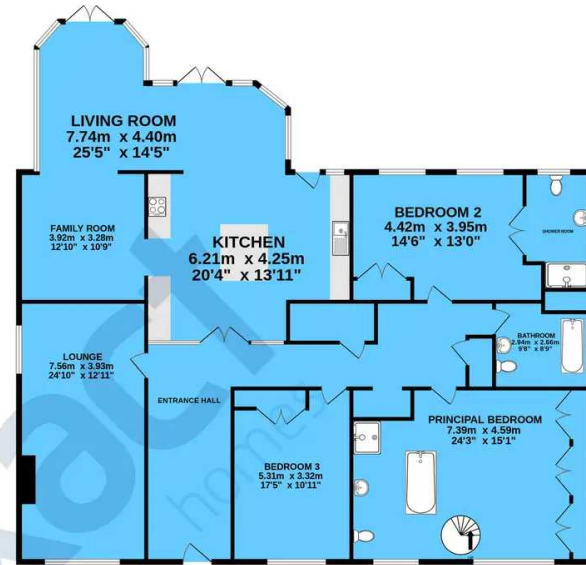
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SALES & LETTINGS



POOL COMPLEX



GROUND FLOOR



TOTAL FLOOR AREA : 393.8 sq.m. (4239 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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