



smarthomes



- A Spacious Extended Semi-Detached Property
- Four Good Size Bedrooms
- Extended Breakfast Kitchen
- En-Suite Shower Room

Rumbush Lane, Earlswood, Solihull, B94 5LX

A spacious extended semi-detached property situated in a semi-rural location and offering accommodation comprising an open plan lounge/diner, extended breakfast kitchen, utility room, guest W.C, four good size bedrooms, en-suite shower room, family bathroom, Southerly facing rear garden, integral garage and driveway parking

£500,000

EPC Rating - TBC

Current Council Tax Band - D



Property Description

The property is set back from the road behind a paved driveway providing off road parking with a laid lawn area to side and a panelled front door leading into

Enclosed Porch

6' 4" x 6' (1.93m x 1.83m) With a double glazed window to property frontage, laminate flooring, ceiling light point and double doors leading to

Open Plan Lounge/Diner

Lounge Area to Front

18' 5" x 13' (5.61m x 3.96m) With a double glazed window to front elevation, two wall mounted radiators, wall light points, feature open style fireplace, stairs rising to first floor, laminate flooring and opening into





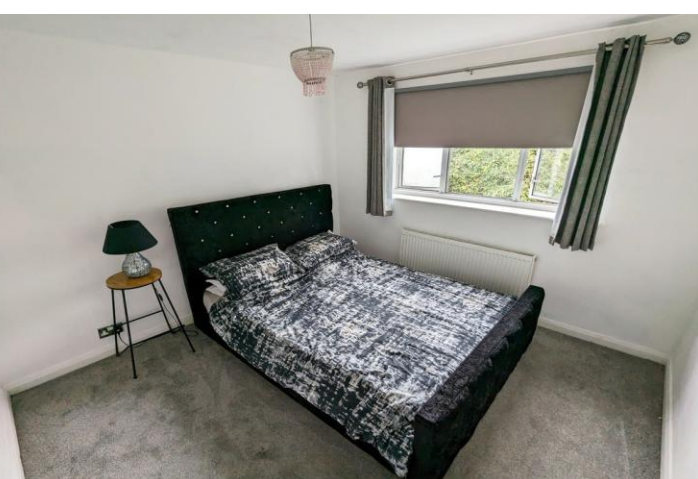
Dining Area to Rear

10' x 9' 11" (3.05m x 3.02m) With double glazed sliding patio doors leading to rear garden, laminate flooring, ceiling beams, two wall mounted radiators and ceiling light point



Extended Breakfast Kitchen to Rear

19' 10" x 9' 11" (6.05m x 3.02m) Being fitted with a range of wall, base and drawer units with a wooden work surface over incorporating a sink bowl with mixer tap over. Space for freestanding Range style cooker with extractor hood over, space and plumbing for dishwasher, integrated larder fridge, breakfast bar, metro tiling to splash back areas, two wall mounted radiators, ceiling light points and spot lights, UPVC double glazed window to the rear aspect, double glazed sliding patio doors leading to rear garden and access to lobby area with door to



Utility Room

7' x 4' 2" (2.13m x 1.27m) With fitted wall and base units with a work surface over incorporating a sink bowl with mixer tap. Space and plumbing for washing machine and tumble dryer, double glazed window to side, tiling to splash back areas, central heating radiator and ceiling light point

Further Lobby Area

With built in storage cupboard, laminate flooring and door to garage

Guest W.C

5' 9" x 3' 4" (1.75m x 1.02m) Being fitted with a modern white suite comprising a low flush WC and corner wash hand basin. Double glazed window to front, laminate flooring, radiator and ceiling light point

Landing

With ceiling light point, loft hatch and doors leading off to

Bedroom One to Front

13' x 10' 11" (3.96m x 3.33m) With double glazed window to front elevation, radiator, ceiling light point and door to

En-Suite Shower Room to Front

9' 0" max x 8' 1" (2.74m max x 2.46m) Being fitted with a white suite comprising of a full tiled corner shower enclosure, vanity wash hand basin and a low flush W.C. Half height panelling, ceiling light point and an obscure double glazed window to the front elevation

Bedroom Two to Front

13' x 10' (3.96m x 3.05m) With a UPVC double glazed window to front elevation, radiator and ceiling light point

Bedroom Three to Rear

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

Bedroom Four to Rear

10' 3" max x 10' (3.12m max x 3.05m) With double glazed window to rear elevation, radiator and ceiling light point

Family Bathroom to Rear

8' x 6' 6" (2.44m x 1.98m) Being fitted with a white suite comprising of a claw and ball bath with shower attachment, feature vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling light point and an obscure double glazed window to the rear elevation

Southerly Facing Rear Garden

Being mainly laid to lawn with a timber decked patio area, planted shrubs and bushes and panelled fencing to boundaries

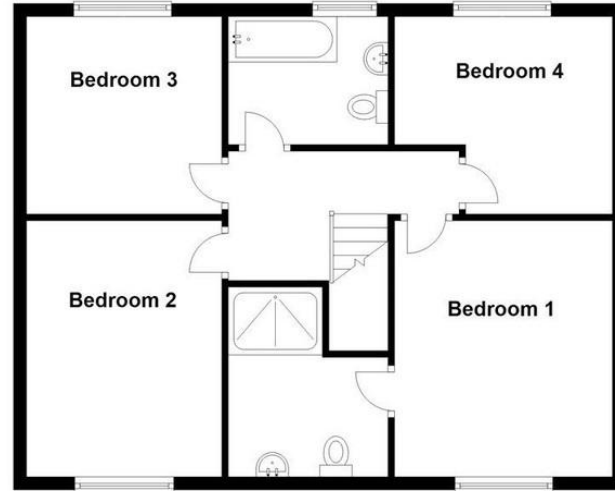
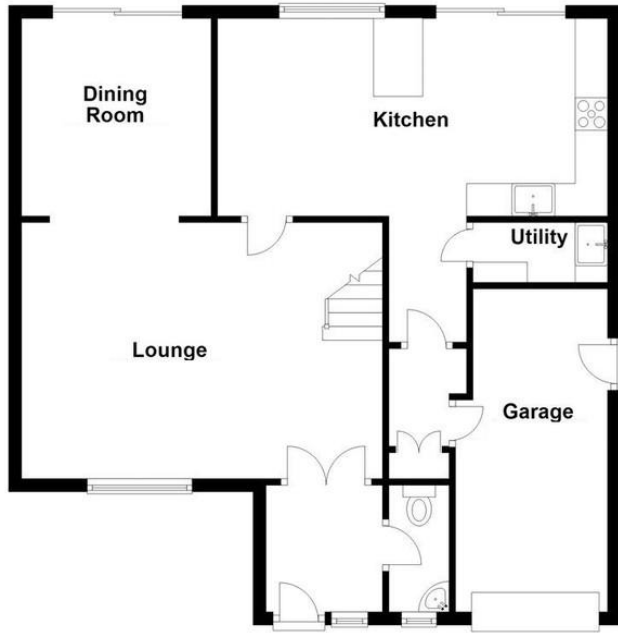
Integral Garage

16' 4" x 7' 9" (4.98m x 2.36m) With a wall mounted gas central heating boiler, ceiling light point and courtesy doors to lobby and a covered side passage with doors to property frontage and rear

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 - D





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