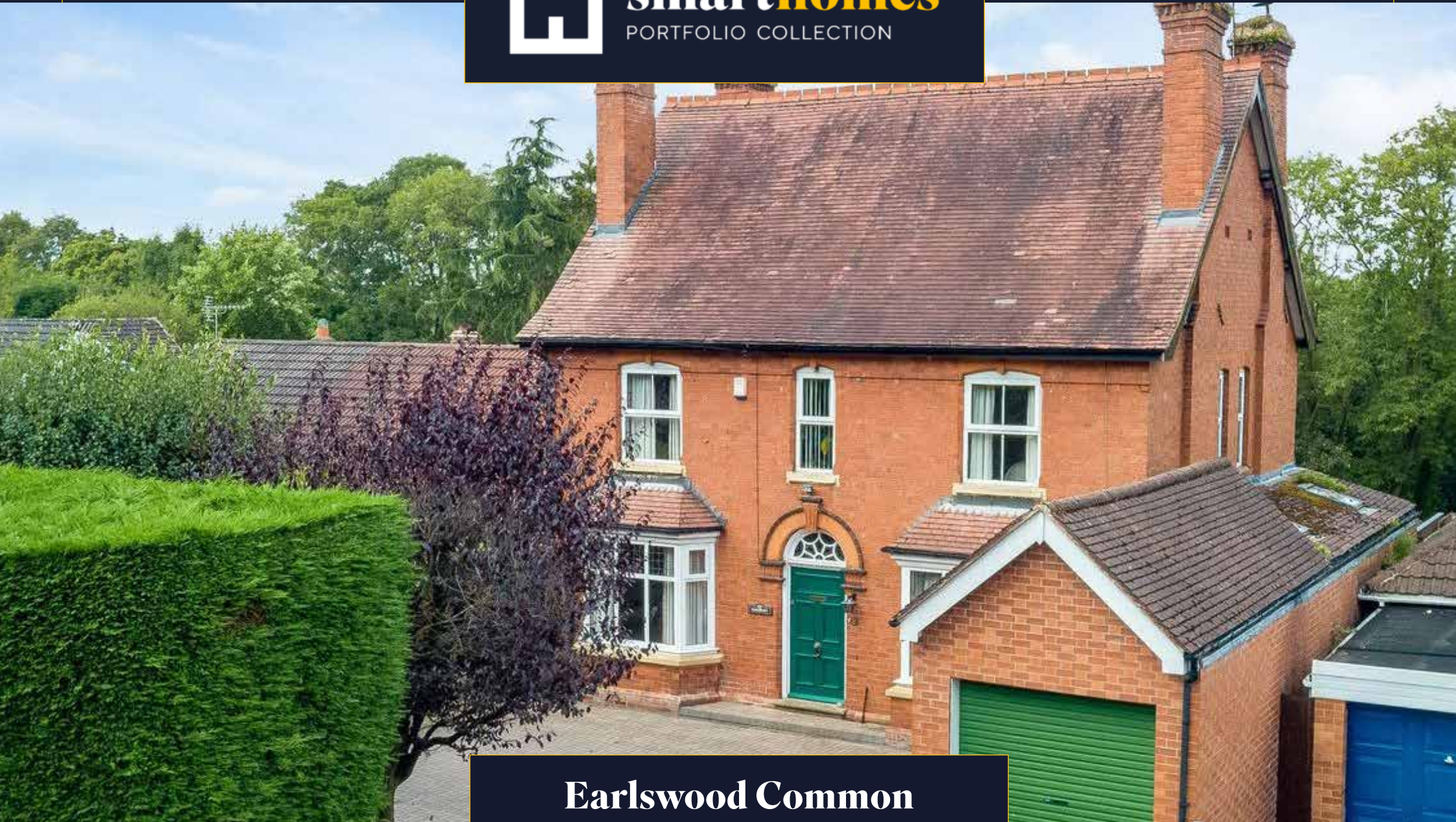




**smarthomes**  
PORTFOLIO COLLECTION



**Earlswood Common**  
**Shirley**

**A handsome double fronted detached  
property situated in a most sought after  
semi-rural location**







**Smart Homes Portfolio are delighted to offer for sale this handsome double fronted detached property situated in a most sought after semi-rural location. The property sits in a plot of approx. 3.47 acres and offers spacious accommodation comprising a welcoming entrance hallway, spacious through lounge, dining room, breakfast kitchen, utility room, guest W.C, four bedrooms and a spacious family bathroom. Externally there are extensive Westerly facing rear gardens, a heated swimming pool, woodlands with further independent access, stables, lake, cellar, large garage and ample driveway parking. The property has a wealth of charm and character and offers superb potential to extend further to relevant planning consent**

The property is set back from the road behind screening conifers and a tarmac and block paved driveway providing ample off road parking. A superb period front door with brass furnishing leads into

### **Vestibule**

With Minton flooring and obscure windows to either side of double doors leading into

### **Welcoming Entrance Hallway**

With Minton flooring, decorating dado, original cornicing, ceiling light point, radiator, impressing staircase leading to the first floor accommodation, glazed door leading to rear garden and original panelled door leading off to

### **Spacious Through Lounge**

*29' 2" x 12' 3" (8.89m x 3.73m)*

With double glazed bay windows to front and rear elevations, feature open fire with cast inset, two wall mounted radiators and four wall light points

### **Dining Room to Front**

*15' 11" x 11' 5" (4.85m x 3.48m)*

With a double glazed bay window to front elevation, further window to side elevation, feature recesses to sides of chimney breast, wall mounted radiator, two ceiling light points and original stripped timber door to

### **Breakfast Kitchen**

*20' 4" max x 12' 7" max (6.2m max x 3.84m max)*

Being fitted with a range of oak wall, base and drawer units with a work surface over incorporating a sink and drainer unit, space for Range style cooker, integrated dishwasher, tiling to splash back areas and floor, radiator, ceiling light

points, window to the side elevations and door to

### **Utility Room**

*11' 1" x 6' 5" (3.38m x 1.96m)*

With a single bowl sink with mixer tap, wall mounted gas central heating boiler, space and plumbing for washing machine, double glazed window to rear, door leading to rear garden, tiling to floor, ceiling light point and door to

### **Guest W.C**

With a low flush W.C, corner wash hand basin, obscure double glazed window to side and ceiling light point

### **Gallery Landing**

With ceiling light point, wall mounted radiator, double glazed window to rear and doors leading off to

### **Bedroom One to Front**

*13' x 12' 4" (3.96m x 3.76m)*

With double glazed windows to front and side elevations, radiator, decorative picture rail, two wall light points and fitted wardrobes with top boxes

### **Bedroom Two to Front**

*12' 1" x 12' 4" (3.68m x 3.76m)*

With double glazed windows to front and side elevations, radiator, two wall light points and fitted wardrobes with top boxes





### **Bedroom Three to Rear**

With double glazed windows to rear and side elevations, radiator, two wall light points and two double fitted wardrobes with top boxes

### **Bedroom Four to Front**

8' 2" x 6' 7" (2.49m x 2.01m)

With double glazed window to front elevation and ceiling light point

### **Spacious Family Bathroom to Rear**

12' 6" x 11' 9" (3.81m x 3.58m)

Being fitted with a Victorian style suite comprising of a panelled bath with shower attachment, large separate corner shower enclosure, vanity wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, ceiling light point and double glazed windows to the side and rear elevations

### **Extensive Westerly Facing Rear Garden**

With a large flagged patio area leading to a drying area and wrought iron gates leading to a delightful electric heated swimming pool. There is a summer house/pool room, two cold water taps and hedging and panelled fencing to boundaries. An extensive Westerly facing lawn leads to a further paddock area, timber bridge with retaining roll edge balustrade leading to lake with natural soakaway, extensive mature woodland area and further independent access leading back to roadside and down to Earlswood Lakes

### **Stables & Outbuildings**

12' x 12' (3.66m x 3.66m)

With running water and electrical connection, retaining three bar fencing, log store, timber built workshop and additional shed

### **Further Paddock Area**

A further paddock area of approx 4 acres is accessed via a five bar gate and may be available to rent for an additional premium under separate negotiation





### **Large Side Garage**

43' 5" x 8' 2" (13.23m x 2.49m)

With an automated roller shutter door for vehicular access, ceiling light point and double doors leading to rear garden

### **Cellar**

15' 4" x 11' 7" (4.67m x 3.53m)

Offering potential for conversion subject to planning consent

### **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 - F











**3.47 acres**



## Floorplans

### General Information

#### Agents Note

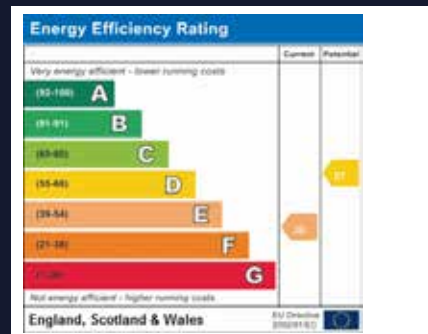
We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. We would advise that fixtures and fittings included within the sale are confirmed by the purchaser at the point of offer. Images used within these details are under copyright to smarthomes Portfolio Collection and under no circumstances are to be reproduced by a third party without prior permission.

#### Anti Money Laundering (AML)

We will appreciate your co-operation in fulfilling our requirements to comply with anti money laundering regulations. As well as traditional methods of producing photographic ID and proof of address, smarthomes Portfolio Collection as the Agent may also use an electronic verification system to meet compliance obligations for AML. This system allows us to verify you from basic details. You understand that we will undertake this search for the purpose of verifying your identity. Any personal data we receive from you for the purpose of money laundering checks will be processed only for the purposes of preventing money laundering.



### Energy Efficiency Rating



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