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- An Attractive Semi Rural Cottage
- Two Bedroom Detached Annex
- Outdoor Heated Swimming Pool
- Four Good Size Bedrooms

Rumbush Lane, Earlswood, Solihull, B94 5LW

£1,000,000

Smart Homes Portfolio are delighted to offer this attractive period detached cottage in a lovely semi-rural location with the added benefit of a two bedroom detached annex to rear and outdoor heated swimming pool. Offering spacious accommodation comprising four good size bedrooms, three delightful reception rooms, stunning extended family kitchen, laundry room, guest W.C, en-suite shower room, re-fitted family bathroom, stunning rear garden and open views to front. Main House – Council Tax Band – F. EPC Rating – 58. Annex – Council Tax Band – A. EPC Rating – 50.





## Property Description

This attractive double fronted Georgian property enjoys open views across fields to the front aspect and has a block paved driveway to the side providing generous off road parking and access to a private detached bungalow

### Entrance to Front

A feature canopy porch provides front access through to an inner hallway with wall panelling, Karndean flooring, built-in store cupboard and panelled door leading through to

### Dual Aspect Dining Room

11' 10" x 11' 9" (3.61m x 3.58m) With double glazed window to side, double glazed bay window to front elevation, ceiling light point, coving to ceiling, radiator, Karndean flooring and door leading through to hallway



### Entrance Hallway

With side entrance door to driveway and off road parking, radiator, Karndean flooring, ceiling light point, coving to ceiling and doors leading off to

### Guest WC

With feature dado rail and panelling beneath, low flush WC, wall mounted sink, tiled flooring and ceiling light point





### Dual Aspect Sitting Room

11' 8" x 11' 9" (3.56m x 3.58m) With double glazed window to side, double glazed bay window to front elevation, radiator, Karndean flooring and feature granite fireplace



### Versatile Gym/Home Office

10' 4" x 10' 3" (3.15m x 3.12m) With double glazed window to side elevation, spotlights to ceiling, radiator, built-in storage with Quartz worktops, coving to ceiling and door leading into

### Utility Room to Rear

5' 0" x 8' 11" (1.52m x 2.72m) With double glazed window, Quartz worktops, sink and drainer unit with filtered instant hot water tap, integrated washing machine, space and plumbing for second dishwasher and Karndean flooring



### **Stunning Open Plan Family Dining Kitchen**

29' 7" x 16' 5" (9.02m x 5m) The family dining area has a staircase leading to the first floor accommodation, attractive herringbone Karndean flooring, feature cast iron gas fireplace with Quartz hearth, ceiling light point, radiator, coving to ceiling and archway opening into the stunning kitchen area which has been re-fitted with a range of wall, drawer and base units with Quartz work surfaces and matching upstands, central island with inset sink with filtered instant hot water tap, wine fridge and breakfast bar seating area, five ring ceramic hob with double extractors over, inset double ovens, integrated dishwasher, space for American style fridge freezer, spot lights to ceiling, feature roof lantern, double glazed windows to side and rear over-looking pool area and double glazed French doors leading out to the South Easterly facing rear garden and Porcelain paved patio

### **Landing**

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

### **Dual Aspect Master Bedroom**

11' 9" x 11' 10" (3.58m x 3.61m) With double glazed windows to front and side elevations, radiator, ceiling light point and door leading through to

### **En-Suite Shower Room**

9' 0" x 2' 11" (2.74m x 0.89m) Being fitted with a three piece white suite comprising of; shower enclosure with thermostatic shower, resin tray, floor drain and body jets, low flush WC and pedestal wash hand basin with complementary tiling to water prone areas and Karndean flooring

### **Dual Aspect Bedroom Two**

11' 9" x 11' 8" (3.58m x 3.56m) With double glazed windows to front and side elevations, radiator and ceiling light point

### **Bedroom Three to Rear**

10' 9" x 10' 4" (3.28m x 3.15m) With two double glazed windows to rear elevation, radiator and ceiling light point

### **Bedroom Four**

11' 10" x 6' 6" *in to wardrobe* (3.61m x 1.98m) With double glazed window to front elevation, fitted wardrobes, access to a part boarded loft space, radiator and ceiling light point

### **Four Piece Family Bathroom to Rear**

Being fitted with a four piece white suite comprising; roll top bath with centralised telephone effect mixer tap with shower attachment, low flush WC, pedestal wash hand basin and shower cubicle with Metro style tiling, feature dado rail with panelling beneath, Karndean flooring, obscure double glazed window to rear, radiator and ceiling light point

### **Garage**

Offering superb potential for additional off road parking with a courtesy door to garden

### **South East Facing Rear Garden**

Providing a superb entertainment space with substantial porcelain patio area, additional decked area, retaining fencing surrounding heated swimming pool, two sheds and additional storage units, further patio and seating area with feature raised slate clad shrubbery beds, lawned area, railway sleeper edged play-area, outside bar, facility for chalet and extensive gravelled area providing private garden space for detached bungalow

### **Private Detached Bungalow**

Having a UPVC double glazed front door leading through to



### **Lounge to Front**

13' 3" x 9' 9" (4.04m x 2.97m) With double glazed bow window to front elevation, ceiling light point, coving to ceiling, wall mounted Dimplex electric heater, door to inner hallway and door leading through to

### **Bedroom Two to Front**

9' 10" x 6' 7" (3m x 2.01m) With double glazed window to side elevation and ceiling light point

### **Inner Hallway**

With ceiling light point, access to a boarded loft space via a drop down ladder and doors leading off to

### **Shower Room**

6' 4" x 6' 4" (1.93m x 1.93m) Being fitted with a three piece white suite comprising of; shower enclosure with electric shower, WC with enclosed cistern and vanity wash hand basin with complementary tiling to splashback areas and floor, obscure double glazed window to side and ceiling light point

### **Bedroom One to Rear**

12' 11" x 9' 1" (3.94m x 2.77m) With double glazed window to rear elevation, wall mounted Dimplex storage heater and ceiling light point







### **Kitchen to Rear**

9' 10" x 5' 3" (3m x 1.6m) Being fitted with a range of high gloss wall, drawer and base units with complementary laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring ceramic hob, inset electric oven, space and plumbing for washing machine, space for fridge freezer, wall mounted Dimplex heater, ceiling light point and double glazed window to rear

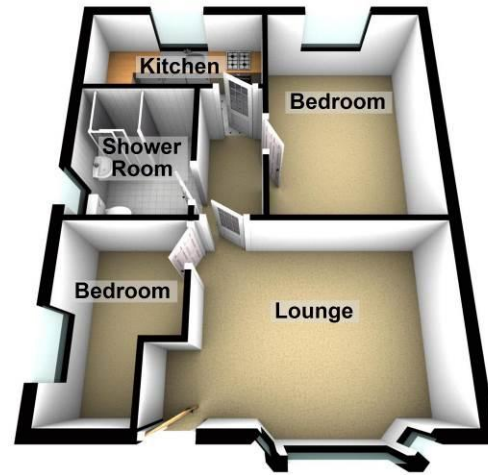
### **Tenure**

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 vendor. Main house current council tax band - F. Annex current council tax band - A.









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