



smarthomes

Shutt Lane

Earlswood, Solihull, B94 6BZ

- Well Presented Detached Family Home
- Four Good Sized Bedrooms
- Three Reception Rooms
- Re-Fitted Kitchen/Breakfast Room

£650,000

EPC Rating 66

Current Council Tax Band F





Property Description

The property is set back from the road behind a deep tarmac driveway providing generous off road parking, being edged with shrubs and gravel borders. The driveway extends to a feature pitched canopy porch and garage with automated roller shutter door

Canopy Storm Porch

With tiled threshold and UPVC double glazed door leading into

Spacious Entrance Hall

With double glazed casement window to side elevation, decorative dado rail, wall mounted radiator and doors leading to

Substantial Lounge to Front

11' 10" x 24' 2" (3.61 m x 7.38m) With UPVC double glazed bow window to the front elevation, two wall mounted radiators, coving to ceiling, ceiling light point, two wall light points, feature plaster alcoves, feature marble fire surround with complementary hearth and Georgian glazed windows leading to



Dining Room to Rear

9' 9" x 9' 2" (2.99m x 2.81m) With double aspect windows and double glazed patio doors to the side and double glazed windows overlooking rear garden.

Reception Room Three to Front

8' 6" x 16' 8" (2.61m x 5.09m) With double glazed bow window to the front elevation, wall mounted radiator, two wall light points, wall mounted electric fuse board, inset downlighters and wall mounted infra-red alarm sensor.

Utility

With single stainless steel drainer sink unit, tiled splashback, wall mounted Neta Heat Profile Potterton central heating boiler, Georgian obscure glazed window to the side elevation, double built-in storage, cloak hooks and plumbing for an automatic washing machine

Guest WC

With corner wash hand basin, complementary tiling to water prone areas, low level W.C. and stripped timber effect flooring

Superb Re-Fitted Breakfast Kitchen To Rear

14' 11" x 13' 6" (4.55m x 4.13m) With Amtico flooring and a range of high gloss base units and matching wall units, Silestone worktop with complementary upstand and integrated appliances including fridge, dishwasher, breakfast table, integrated one and a half single stainless steel Franke unit with routed drainer and mixer taps, two integrated hide-and-slide Neff ovens and Neff induction hob set below combination light and extractor. Integrated bin store, double glazed door leading out to rear porch and internal door leading to

Covered Side Area

Providing ample storage and double glazed door leading to rear garden.

Accommodation On The First Floor

Landing

With ceiling light point, wall mounted infra-red alarm sensor and doors radiating off to

Master Bedroom to Front

11' 8" x 12' 0" (3.56m x 3.68m) With a comprehensive range of fitted wardrobes and top-boxes, double glazed window to the front elevation, wall mounted radiator, coving to ceiling, ceiling light point, wall light point and door leading off to

En Suite Shower Room to Front

6' 2" x 5' 1" (1.88m x 1.56m) With low level wc, vanity wash hand basin and walk-in shower cubicle being fully tiled.

Bedroom Two to Rear

10' 5" x 11' 6" (3.18m x 3.51m) Having double fitted wardrobes, access to loft space, wall mounted radiator and double glazed window to rear elevation with open views to rear.





Bedroom Three to Rear

8' 6" x 12' 7" (2.61m x 3.84m) Having a double glazed window to the rear elevation with open views, fitted wardrobes, dressing table, drawers and bespoke shelving, decorative dado rail and wall mounted radiator, coving to ceiling and ceiling light point

Bedroom Four to Front

8' 6" x 9' 8" (2.61m x 2.95m) With double glazed casement window to the front elevation, wall mounted radiator, ceiling light point and stripped timber effect flooring

Three Piece Family Bathroom to Rear

7' 5" x 8' 7" (2.27m x 2.63m) A three piece bathroom suite comprising of corner bath incorporating seat and Jacuzzi bath, electric shower, wall mounted radiator, pedestal wash hand basin and low level wc

Substantial Rear Garden

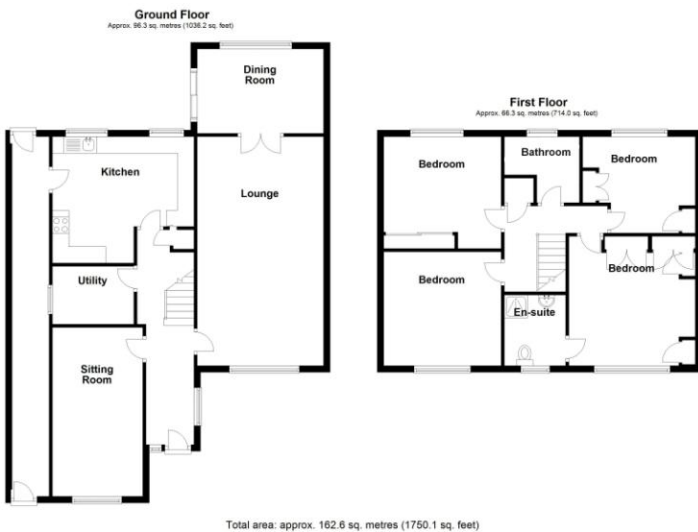
Being mainly laid to lawn with well stocked shrub borders, paved patio area, additional seating area, hardstanding for greenhouses and open pastureland to rear

Garage

With automated roller shutter door, combination double glazed window and door to rear, ceiling light point and work bench.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(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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