

Oakwood, 107 Malthouse Lane

Solihull, B94 5RZ





SIX BEDROOM DETACHED EXECUTIVE STYLE RESIDENCE

- Semi Rural Location
- Six Bedrooms & Five Bathrooms
- Superb Modern Fitted Dining Kitchen
- Family Room & Study
- Secure Gated Access
- Beautiful Lakeside Walks
- Railway Station Close By
- Detached Double Garage & Ample Parking
- Utility Room & Guest Cloakroom/Wc

ACCOMMODATION

A substantial, superbly presented six bedroom detached executive style residence situated in a sought after semi rural location next to the renowned Earlswood Lakes. The excellent, high specification living accommodation briefly comprises; reception hall, guest cloakroom/wc, study, family room living kitchen, kitchen area, utility room, first floor landing, bedroom two with en suite shower room/wc and dressing room, bedroom three with en suite shower room/wc, bedroom four with en suite bathroom/wc, bedrooms five and six with access to Jack and Jill en suite shower room/wc, second floor landing, master bedroom with en suite bathroom/wc, secure gated access leading to driveway, good size enclosed rear garden and double detached rear garage.



RECEPTION HALL

GUEST CLOAKROOM/WC

STUDY

8' 9" x 8' 8" (2.67m x 2.65m)

FAMILY ROOM

15' 7" x 12' 0" (4.75m x 3.66m)

LIVING KITCHEN

19' 8" x 10' 1" (6.00m x 3.08m)

KITCHEN AREA

26' 1" x 12' 1" (7.97m x 3.70m) extensive range of German fitted units with Silestone worktops plus Quooker tap and Siemens integrated appliances which comprise three ovens and a warming draws, dishwasher, fridge freezer, five burner hob and extractor fan. Bi folding doors overlooking and leading out to the rear garden

UTILITY ROOM

12' 5" x 9' 0" (3.79m x 2.76m)

FIRST FLOOR LANDING

BEDROOM TWO

20' 7" x 12' 1" (6.29m x 3.70m)

EN-SUITE

white suite with double width shower having drench shower unit, wash basin and wc

DRESSING ROOM

fitted units providing hanging and shelving space

BEDROOM THREE

15' 8" x 12' 9" (4.79m x 3.90m) two fitted double wardrobes

EN-SUITE SHOWER ROOM

white suite including a shower cubicle with drench shower, wash basin and wc

BEDROOM FOUR

15' 6" x 11' 3" (4.74m x 3.44m)

EN-SUITE

white suite including bath, twin wash basins, wc and shower cubicle with drench shower

BEDROOM FIVE

15' 8" x 8' 9" (4.78m x 2.68m) access to jack and jill bathroom

BEDROOM SIX

12' 8" x 10' 0" (3.88m x 3.07m) access to jack and jill bathroom

JACK AND JILL EN-SUITE

white suite with shower cubicle having drench shower, wash basin and wc

SECOND FLOOR

MASTER BEDROOM

15' 8" x 13' 0" (4.79m x 3.97m) fitted wardrobes and door to:

MASTER EN-SUITE

spacious bathroom with white suite including bath, shower/wet area with drench shower, wash basin and wc

GOOD SIZE ENCLOSED REAR GARDEN

family garden with large patio and lawn area and access to:

DOUBLE DETACHED REAR GARAGE

twin electronic up and over doors









*** DRAFT DETAILS ***

Details have not been confirmed by the property owner.

This is a draft copy only, therefore, we cannot confirm their accuracy.

Service Charge: A small service charge p/a towards maintenance of gates and lights

Asking Price Of £1,250,000

TENURE:

We have been advised by the seller that the property is Freehold.

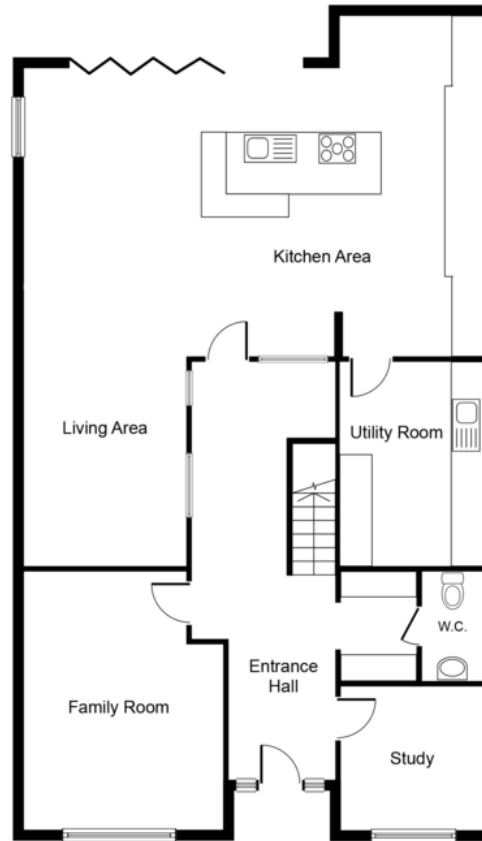
Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)

Ruxton Independent Estate Agents & Valuers LLP

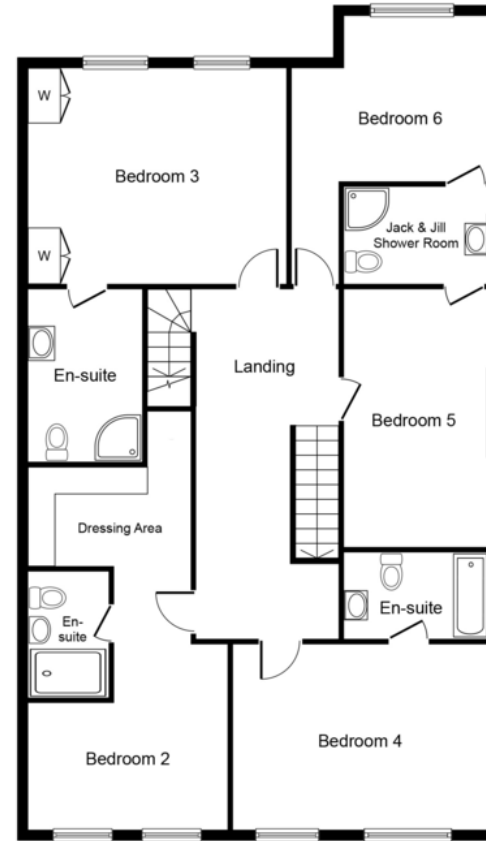
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Ground Floor



First Floor



Second Floor

Approx. Gross Internal Floor Area 3,230 sq. ft. (300.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Floorplan – For identification purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		