



Malthouse Lane

Earlswood, Solihull

- A Beautifully Presented Four Bedroom Detached Family Home
- Four Reception Rooms, Re-Fitted Breakfast Kitchen & Utility Room
- En-Suite Bathroom, Family Bathroom & Guest W.C
- Sitting in Approx 1.78 Acres of Manicured Gardens

£1,350,000

Current EPC Rating - 52
Current Council Tax Band - G





Property Description

A beautifully presented and most spacious four/five bedroom detached family home situated in a delightful semi-rural location and sitting in approx. 1.78 acres of mature manicured gardens. Offering accommodation comprising a welcoming entrance hallway, impressive lounge, dining room, snug, home office/bedroom five, re-fitted breakfast kitchen, utility room, guest W.C, impressive master bedroom with en-suite bathroom, three further good size bedrooms, family bathroom, separate W.C, double garage, ample driveway parking and delightful mature rear gardens. An additional approx. 2.4 acres of neighbouring land is available via separate negotiation

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – F



Rooms & Measurements

Dual Aspect Snug 5.41m x 4.14m (17'8" x 13'6")

Dining Room to Front 5.41m x 3.86m (17'8" x 12'7")

Impressive Triple Aspect Lounge 5.59m x 5.41m (18'4" x 17'8")

Dual Aspect Home Office/Bedroom Five 4.29m x 3.61m (14'0" x 11'10")

Re-Fitted Dual Aspect Breakfast Kitchen 6.5m x 3.51m (21'3" x 11'6")

Impressive Triple Aspect Master Bedroom 5.59m x 5.41m (18'4" x 17'8")

Spacious En-Suite Bathroom to Rear 3.45m x 3.2m (11'3" x 10'5")

Bedroom Two to Front 4.14m x 3.66m (13'6" x 12'0")

Bedroom Three to Front 4.14m x 3.51m (13'6" x 11'6")

Bedroom Four to Front 4.39m x 2.44m (14'4" x 8'0")

Dual Aspect Family Bathroom 3.45m x 3.15m (11'3" x 10'4")

Double Garage 5.69m x 4.39m (18'8" x 14'4")



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.