

DRAKES

ESTATE AGENTS



Malthouse Lane, Earlswood, B94 5SD

£695,000

- An Exceptionally Spacious Detached Bungalow
- Three Double Bedrooms
- Lounge
- Impressive Dining Kitchen
- Breakfast Room
- Study & Utility
- Ensuite Wet Room
- Family Bathroom
- Generous Southerly Aspect Rear Garden
- Gated Access to Driveway & Carport



SCAN TO VIEW
VIRTUAL TOUR

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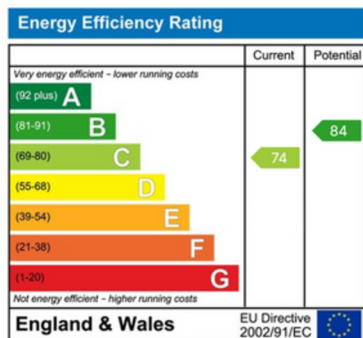
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- Lounge to rear - 5.77m x 3.33m (18'11" x 10'11")
 Kitchen to rear - 8.36m x 3.28m (27'5" x 10'9")
 Breakfast Room to side - 2.79m x 2.34m (9'2" x 7'8")
 Study to front - 2.72m x 2.31m (8'11" x 7'7")
 Utility room - 2.34m x 2.18m (7'8" x 7'2")
 Bedroom One to front - 5.18m x 3.23m (17'0" x 10'7" including fitted wardrobes)
 Bedroom Two to side
 Bedroom Three to side - 3.4m x 2.41m (11'2" x 7'11")
 Ensuite to front - 3.28m x 5.26m (10'9" x 17'3" Max)
 Bathroom to side - 2.24m x 2.01m (7'4" x 6'7")

An exceptionally spacious, extended and beautifully presented detached bungalow located in a desirable semi-rural location. The accommodation briefly affords a reception hall, lounge, impressive dining kitchen, breakfast room, study, utility room, three double bedrooms, ensuite wet room/bathroom, further family bathroom, generous rear garden with a southerly aspect, carport and a gated driveway providing off-road parking.



COUNCIL TAX BAND: F

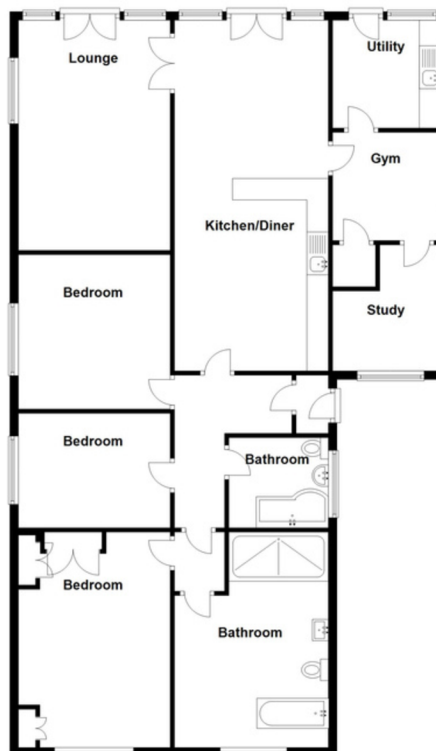
EPC Rating: C

Tenure: Freehold

The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

The information provided by Drakes Estate Agents do not constitute part or all of an offer or contract, the measurements are supplied for guidance only and as such must be considered incorrect, we have not tested any appliances, fittings, services or equipment or and we ask all potential buyers to check the working of any appliances and the measurements before committing to any expenses. For Money Laundering purposes we will request any potential buyer at offer stage to provide proof of identity before negotiation takes place. Drakes Estate Agents do receive a small referral fee from some Conveyancing Solicitors & Mortgage Brokers which is on a case-by-case basis, and is subject to a minimum referral fee of £50

Ground Floor



Total area: approx. 143.8 sq. metres (1548.2 sq. feet)