

DRAKES

ESTATE AGENTS



Malthouse Lane, Earlswood, B94 5RX

£535,000

- A Heavily Extended Semi-Detached
- Four Bedrooms
- Open Plan Living/Dining Kitchen
- Lounge
- Utility & Guest WC
- Family Bathroom
- Ensuite Shower Room
- Garage & Off Road Parking
- Large Rear Garden
- Views of Earlswood Lakes



SCAN TO VIEW
VIRTUAL TOUR

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Registered in England and Wales. Company No. 14363812 Registered address: 11 Swan Street, Alcester, England, B49 5DP



Reception Room to front - 4.11m x 3.18m (13'6" x 10'5") into bay

Kitchen to rear - 7.29m x 7.49m (23'11" x 24'7") max

Bedroom One to rear - 4.44m x 3.15m (14'7" x 10'4")

Ensuite to rear - 2.26m x 1.7m (7'5" x 5'7")

Bedroom Two to front - 3.45m x 3.15m (11'4" x 10'4")

Bedroom Three to front - 3.18m x 2.39m (10'5" x 7'10")

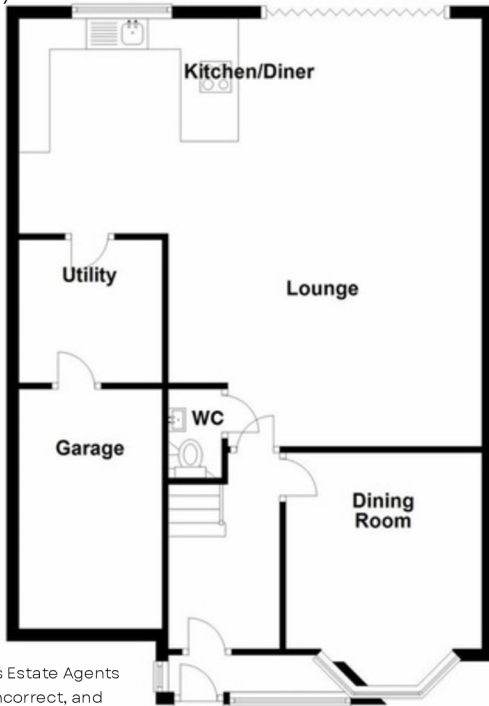
Bedroom Four to front - 2.54m x 1.78m (8'4" x 5'10")

Ground Floor

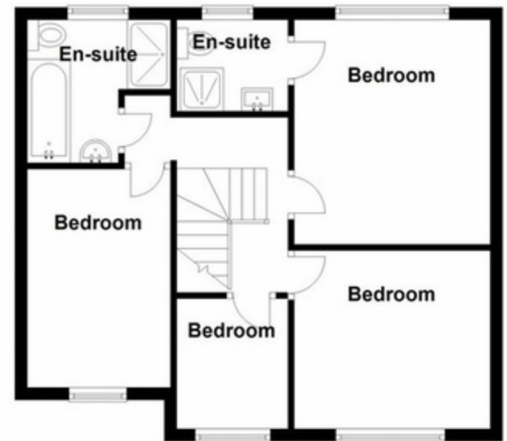
Bathroom - 2.54m x 1.52m (8'4" x 5'0")

Garage - 4.7m x 2.36m (15'5" x 7'9")

A heavily extended semi-detached property in a desirable location with views of Earlswood Lakes. The much-improved accommodation comprises in brief of reception hall, lounge, guest WC, open plan living/dining kitchen, utility room, four bedrooms, ensuite shower room, family bathroom, large rear garden, garage and a driveway for off-road parking.



First Floor



Total area: approx. 126.5 sq. metres (1361.2 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	82
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

COUNCIL TAX BAND: D

EPC Rating: D

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. Some properties may have been staged for marketing purposes using AI (artificial intelligence). 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.