

# DRAKES

ESTATE AGENTS



Malthouse Lane, Earlswood, B94 5SA

£500,000

- A Spacious Semi-Detached Dormer Bungalow
- Four Bedrooms
- Lounge/Dining Room
- Conservatory
- Breakfast Kitchen
- Modern Shower Room
- Further Jack & Jill Shower Room
- Garage & Outbuildings
- Generous Rear Garden
- No Upward Chain



SCAN TO VIEW  
VIRTUAL TOUR

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Lounge area - 4.83m x 3.66m (15'10" x 12'0")

Dining area - 3.25m x 2.21m (10'8" x 7'3")

Breakfast Kitchen to rear - 5.64m x 3.45m (18'6" x 11'4")

Conservatory - 3.71m x 2.51m (12'2" x 8'3")

Shower Room to side - 2.16m x 2.39m (7'1" x 7'10")

Bedroom One to front - 4.85m x 3.63m (15'11" x 11'11")

Bedroom Two to front - 3.66m x 3.51m (12'0" x 11'6")

Bedroom Three to front - 3.68m x 3.3m (12'1" x 10'10")

Bedroom Four to rear - 3.99m x 3.51m (13'1" x 11'6")

Jack & Jill Shower Room to side - 3.99m x 1.4m (13'1" x 4'7")

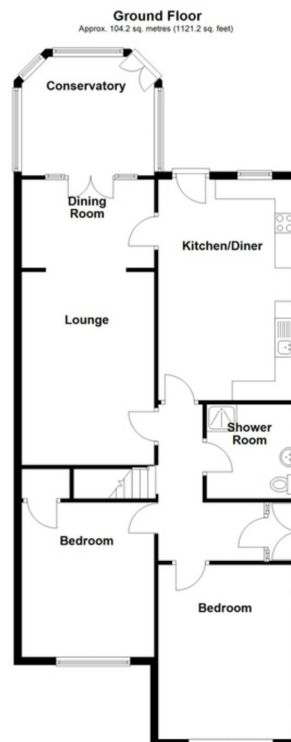
A spacious, extended semi-detached dormer bungalow in a delightful location backing onto open fields and within walking distance to Earlswood Lakes with accommodation comprising in brief of entrance porch, reception hall, lounge/dining room, breakfast kitchen, four bedrooms, modern shower room, further Jack & Jill shower room for bedrooms three and four, generous rear garden, garage and outbuildings.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

COUNCIL TAX BAND: E

EPC Rating: E

Tenure: Freehold



Total area: approx. 133.7 sq. metres (1439.3 sq. feet)

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.

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