

# DRAKES

ESTATE AGENTS



Malthouse Lane, Earlswood, B94 5RZ

£650,000

- A Bespoke Detached Dormer Bungalow
- Three Bedrooms
- Impressive Dining Kitchen
- Lounge
- Utility Room & Guest WC
- Ground Floor Bedroom with Ensuite
- Two First Floor Bedrooms both with Ensuites
- Pleasant Rear Garden
- Generous Driveway & Detached Garage
- 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



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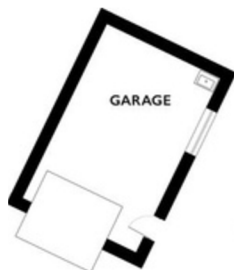
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Dining Kitchen to rear - 7.52m x 4.01m (24'8" x 13'2")  
 Utility Room to side - 2.72m x 2.24m (8'11" x 7'4")  
 Lounge to rear - 5.08m x 4.06m (16'8" x 13'4")  
 Ground Floor Bedroom Three to front - 4.04m x 3.91m (13'3" x 12'10")  
 Ensuite to front - 2.57m x 1.85m (8'5" x 6'1")  
 Bedroom One - 6.71m max 3.98m min x 4.06m max (22'0" max 13'1"min x 13'4" max)  
 Ensuite to front - 4.09m x 2.92m (13'5" x 9'7")  
 Bedroom Two - 5.16m x 3.63m (16'11" x 11'11")  
 Ensuite to rear - 2.31m x 1.98m (7'7" x 6'6")  
 Garage - 5.51m x 3.2m (18'1" x 10'6")

A bespoke detached home in a delightful semi-rural location with views of Earlswood Lakes. This immaculate property has accommodation comprising in brief of a welcoming reception hall, impressive dining kitchen, lounge, ground floor bedrooms and ensuite, utility room and guest WC. On the first floor there are two further bedrooms, both of which have ensuites, the larger of which also has a walk-in wardrobe. There is a pleasant rear garden, a generous driveway and a detached garage.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| A (92 plus)                                 |                         |           |
| 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: 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.

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