

DRAKES

ESTATE AGENTS



Malthouse Lane, Earlswood, B94 5RX

£465,000

- A Beautiful Semi-Detached Home
- Three Bedrooms
- Lounge
- Dining Kitchen
- COnservatory
- Modern Bathroom
- Large Rear Garden
- Open View to Rear Over Earlswood Lakes
- Sizeable Frontage and Side
- Potential to Extend Subject to Planning Consent



SCAN TO VIEW
VIRTUAL TOUR

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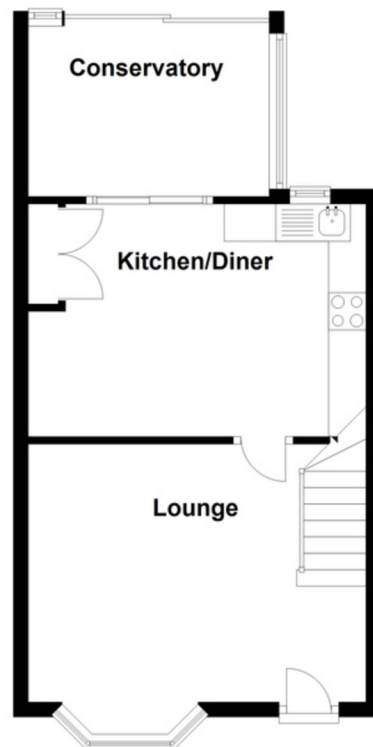


Lounge to front - 5.11m x 4.09m (16'9" x 13'5") into bay
 Dining Kitchen to rear - 4.72m x 3.12m (15'6" x 10'3")
 Conservatory to rear - 3.76m x 2.44m (12'4" x 8'0")
 Bedroom One to front - 3.45m x 2.84m (11'4" x 9'4")
 Bedroom Two to rear - 3.12m x 2.84m (10'3" x 9'4")
 Bedroom Three to front - 2.39m x 2.13m (7'10" x 7'0")
 Bathroom to rear - 1.98m x 2.08m (6'6" x 6'10")

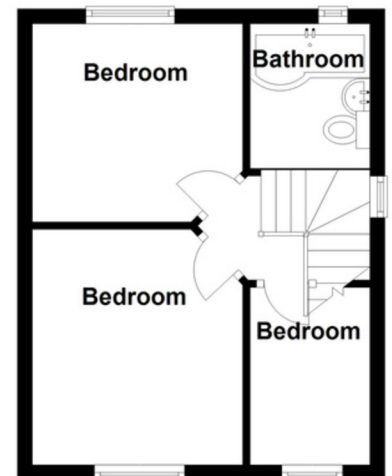
This beautifully located semi-detached property backs onto Earlswood Lakes and enjoys exquisite and far-reaching views. With immense scope for extension subject to relevant planning consents this impressive home comprises in brief of lounge, dining kitchen, conservatory, three bedrooms, modern bathroom, large rear garden backing onto open parkland and lakes, sizable frontage and to the side is a gravel driveway.

Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		60
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



First Floor



Total area: approx. 64.8 sq. metres (697.7 sq. feet)

COUNCIL TAX BAND: C
 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. 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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