



**Ash-Mere, Earlswood, B94 5QA**

**Sale Price £650,000**



**Love  
Property Co.**



# Ash-Mere, Umberslade Road Earlswood, Solihull, B94 5QA

Tenure - Freehold  
EPC Rating - C  
Council Tax Band - E

Love Property Co are pleased to offer this sought after and fantastic opportunity to purchase this large and fully refurbished to the highest standard 1195.5 sq. ft (111.1 sq. metres) curb appealing detached bungalow with No Chain.

This beautiful, gated property benefits from a grand Cotswold- style driveway with parking for multiple vehicles close to local amenities.

Upon entrance into the large hallway, you naturally feel at home and then quickly start to appreciate the size of the rooms and quality of the finish starting with the lounge which has a great space and lots of natural light.

Lovely quality, modern kitchen comprises of granite worktops, two quality Samsung integrated ovens/grills, electric hob, microwave with space for washing machine, tumble dryer, white goods, with storage units within the utility room.

There are three double bedrooms, master with en-suite toilet and separate high quality family bathroom with separate bath and shower.

Within the recent refurbishment this property also benefits from a new roof, new electrics, newly insulated, new double glazing, gas central heating, tiled flooring and new carpets with the loft being boarded with ladders.

Externally there is a large patio area perfect for alfresco dining throughout the summer months. The garden is mainly laid to lawn with amazing country views.

This residence provides a peaceful retreat in a desirable location, perfect for those seeking a modern yet inviting home



## PROPERTY MEASUREMENTS:

### HALLWAY

22' 4" x 6' 8" (6.82m x 2.03m)

### KITCHEN/DINING/ROOM

12' 2" x 17' 9" (3.70m x 5.42m)

### UTILITY

12' 2" x 6' 2" (3.70m x 1.89m)

### LOUNGE

19' 0" x 13' 7" (5.80 m x 4.13m)

### PRINCIPAL BEDROOM ONE

16' 7" x 11' 3" (5.06m x 3.42m)

### BEDROOM TWO

11' 11" x 11' 5" (3.63m x 3.48m)

### BEDROOM THREE

12' 6" x 8' 9" (3.80m x 2.68m)

### FAMILY BATHROOM

6' 4" x 9' 3" (1.94m x 2.81m)

### TOTAL SQUARE FOOTAGE

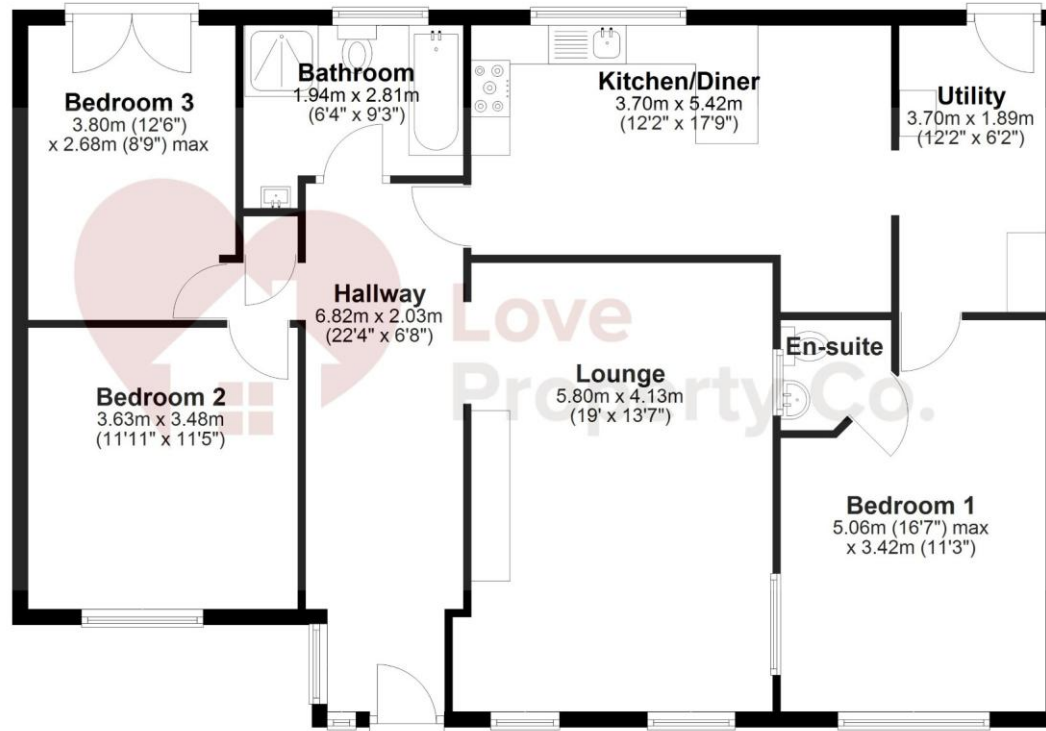
1195.5 sq. Feet (111.1 sq. Metres) approx.

### MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



## Ground Floor



Total area: approx. 111.1 sq. metres (1195.5 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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