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**5 Malthouse Lane,
Earlswood, Solihull, B94 5RX
Offers In The Region Of £525,000**

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

Situated on Malthouse Lane in the much sought-after village of Earlswood, this well-presented semi-detached property briefly comprises; three bedrooms, shower room, open plan dining/kitchen/living room, utility room, and downstairs WC. It further benefits from a good-sized rear garden, driveway parking to the front, and spectacular views over the adjoining Earlswood Lakes.

Located between Tanworth-in-Arden and Shirley, Earlswood is a popular semi-rural location that provides such amenities as a convenience store, highly regarded nursery and primary school, multiple pubs, village hall, and garage and petrol station. It also offers the Clowes Wood Nature Reserve, Earlswood Garden & Landscape Centre, Earlswood Lakes Craft Centre, and Earlswood Lakes (man-made reservoirs). The property sits within the catchment area for Stratford-upon-Avon, which is has schools to suit all age groups (including public, grammar and private schools) for both boys and girls. It is well placed for easy access to the M42 (J3) motorway, which provides fast links to the M1, M5, M6 and M40 motorways. The closest railway station ("The Lakes") offers regular trains to Stratford-upon-Avon, Shirley, Birmingham City Centre and Worcester.



The property is set back from the road and approached via a paved driveway, which provides parking for multiple vehicles. The front door, with canopy storm porch above, opens into:

Open Plan Dining/Kitchen/Living Room

• Dining Area

16'8" x 11'1" (plus walk-in bay window) (5.10m x 3.40m (plus walk-in bay window))

Feature aluminium double glazed walk-in bay window to the front, oak panel staircase with inset glazed balustrade rising to the first floor, door to understairs storage cupboard, fireplace with open fire and tiled hearth, and radiator. Opening into:

• Kitchen Area

16'8" x 10'5" (5.10m x 3.20m)

Door leading to the utility room, fitted kitchen with a range of wall, drawer and base units with granite-style work surfaces and matching upstands over, inset 1.5 bowl stainless steel sink with mixer tap over and draining grooves to the side, built-in "Bosch" oven and grill, integrated "Bosch" combination microwave and oven, inset 4-ring "Bosch" induction hob with chrome chimney-style extractor hood over, integrated "Zanussi" fridge-freezer, integrated wine cooler, built-in "AEG" dishwasher, cupboard housing the gas-fired boiler, central island with built-in storage, further breakfast bar area with space for two bar stools, tiling to splashback areas, and radiators. Steps down to:

• Living Area

18'0" x 11'9" (5.50m x 3.60m)

UPVC double glazed bi-fold doors leading to the rear garden, feature wall mounted electric convector heater with tiling to the rear and tiled hearth, and wall mounted anthracite vertical radiators.

Utility Room

9'6" x 6'2" (2.90m x 1.90m)

Velux roof light, door leading to the rear garden, door to storage cupboard, a run of roll top work surface with base unit, inset 1.5 bowl stainless steel sink with mixer tap over, integrated "SMEG" dishwasher, space and plumbing for an automatic washing machine, extractor fan, tiling to splashback areas, and radiator. Opening into:

Inner Hallway

6'2" x 4'3" (1.90m x 1.30m)

Velux roof light, door leading to the front of the property. Door into:

Downstairs WC

4'3" x 2'11" (1.30m x 0.90m)

Obscure aluminium framed double glazed window to the side, low level WC, pedestal wash hand basin with mixer tap over, extractor fan, and tiling to splashback areas.

First Floor Landing

Hatch giving access to the loft, and obscure aluminium framed double glazed window to the side. Door into:

Bedroom One

15'1" x 12'5" (4.60m x 3.80m)

Aluminium framed double glazed window to the rear, built-in wardrobes with mirror-fronted sliding doors, hanging rail and shelving, and radiator.

Bedroom Two

11'5" (max) x 9'6" (3.50m (max) x 2.90m)

Aluminium framed double glazed window to the front, feature ornate fireplace, and radiator.

Bedroom Three

8'6" x 6'10" (2.60m x 2.10m)

Aluminium framed double glazed window to the front, built-in wardrobe with mirror-fronted sliding doors, hanging rail and shelving, and radiator.

Shower Room

9'10" (including shower cubicle) x 9'2" (max) (3.00m (including shower cubicle) x 2.80m (max))

Recently refitted; 3-piece suite comprising; walk-in shower cubicle with 'drench head' mains fed shower and separate handheld attachment over, low level WC, wide vanity unit with inset wash hand basin and mixer tap over, extractor fan, shaver point, tiling to splashback the walls, and tiled flooring.

Rear Garden

Mainly laid-to-lawn with paved patio and decked areas, being bound on either side by mature hedging. There is a paved pathway that runs through the garden and leads to a timber pergola with seating area below.

Additional Information

Services:

Mains drainage, electricity, gas and water are connected to the property. The heating is via a gas-fired boiler, which is located in the kitchen area.

Broadband:

Superfast broadband speed is available in the area, with predicted highest available download speed 80 Mbps and highest available upload speed 20 Mbps. For more information visit: <https://checker.ofcom.org.uk/>. Fibre is already connected to the house.

Tenure:

The property is Freehold and vacant possession will be given upon completion of the sale.

Council Tax:

Stratford-on-Avon District Council - Band C

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

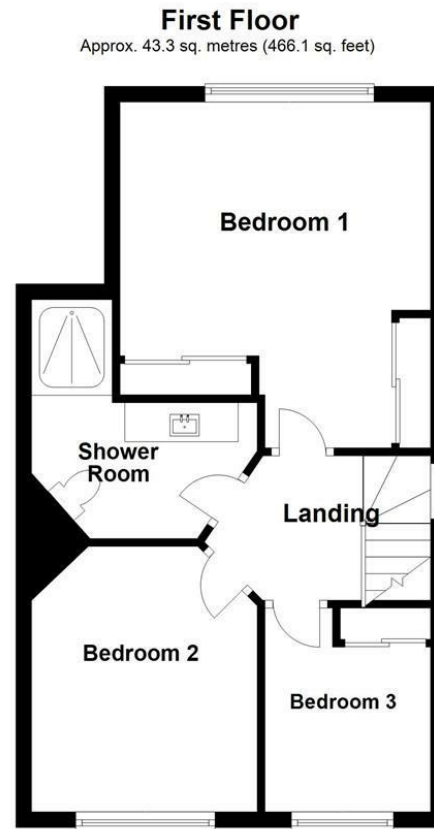
Viewing:

Strictly by prior appointment with Earles (01564 794 343/01789 330 915).

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Total area: approx. 107.3 sq. metres (1155.1 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

