



6 Malthouse Lane
Solihull, Warwickshire B94 5RY
£1,750 Per Month

This spacious detached property is situated on Malthouse Lane which is a much sought-after location in Earlswood. The property briefly comprises; three/four bedrooms, one bathroom with a separate W.C, two reception rooms, fitted kitchen and downstairs W.C. The property further benefits from an extensive and mature rear garden with great views of the lake beyond and spacious driveway.

Located between Tanworth-in-Arden and Shirley, Earlswood provides many amenities including a village store, two reputable Inns, The Lakes, Clowes Wood Nature Reserve and Craft Centre. This property also sits within the catchment area for schooling in Stratford-upon-Avon which boasts outstanding grammar schools; Stratford Girls' Grammar School and King Edward VI School. The property is well placed for easy access to the M42 (J3A) motorway which provides fast links to the M1, M5, M6 and M40 motorways. The closest railway station, 'The Lakes', offers regular trains to Birmingham City Centre and Stratford-upon-Avon.



Porch

5'10" x 4'7" (1.8m x 1.4m)

With tiled floor, double glazed windows to the front and side, glazed timber door with matching side panel opens into:-

Set back from the road behind a driveway which provides off road parking for multiple vehicles, the front door opens into:-

Entrance Hall

16'4" x 4'7" (5m x 1.4m)

With radiator and staircase rising to the first floor. Door opening into:-

Cloakroom

Low level W.C. Vanity unit with inset wash hand basin and chrome mixer tap over, double glazed obscure window to the side.

Study / Bedroom Four

20'8" x 7'10" (6.3m x 2.4m)

With radiator and double glazed window to the front.

Lounge

27'10" (max) x 11'1" (8.5m (max) x 3.4m)

Double glazed window to the front, double glazed sliding doors leading out to the patio area and lawned garden beyond, feature reconstituted stone fire surround and hearth with mantle piece over, and three radiators.

Re-Fitted Kitchen

12'9" x 9'2" (3.9m x 2.8m)

A range of wall, base and drawer units with work surfaces over, integrated dishwasher, built in double oven and grill, 4 ring electric hob with chrome chimney style extractor hood over, fridge/freezer, inset 1 1/4 sink unit with chrome mixer tap over, double glazed window to the rear overlooking the garden, radiator, glazed timber door to the side leading to the side pathway and arched recess with double glazed window to the side and work surface with space and plumbing for an automatic washing machine.

First Floor

Turned staircase rises to the first floor with double glazed window to the side, large walk in storage cupboard with lighting and housing the 'Worcester' gas fired central heating and hot water boiler.

Bedroom One (Front)

14'9" x 11'1" (4.5m x 3.4m)

Double glazed window to the front, built-in wardrobe with double doors and storage cupboards above, and a radiator.

Bedroom Two (Front)

12'9" x 9'10" (3.9m x 3m)

UPVC double glazed window to the front and a radiator.

Bedroom Three (Rear)

11'1" x 10'2" (3.4 x 3.1m)

Double glazed window to the rear giving superb views to the garden and lake beyond, built-in wardrobe with double doors and storage cupboards above, and a radiator.

Bathroom

9'10" x 6'2" (3m x 1.9m)

Recently refurbished bathroom suite comprising of a white paneled bath and shower unit with hot-and-cold chrome taps, pedestal wash hand basin with hot-and-cold chrome taps and radiator. Obscure double glazed window to the rear.

Separate W.C

Obscure double glazed window to the side and low level W.C.

Rear Garden

Mainly laid to lawn with paved patio area, mature trees, shrubs and plants, fantastic views over 'Earlswood lakes' beyond, a timber gate gives pedestrian side access to the front.

Additional Information

Services

Mains electricity, gas, water and drainage are connected to the property.

Council Tax

Stratford on Avon District Council - Band D

Viewing

Strictly by appointment only, through John Earle on 01564 794343

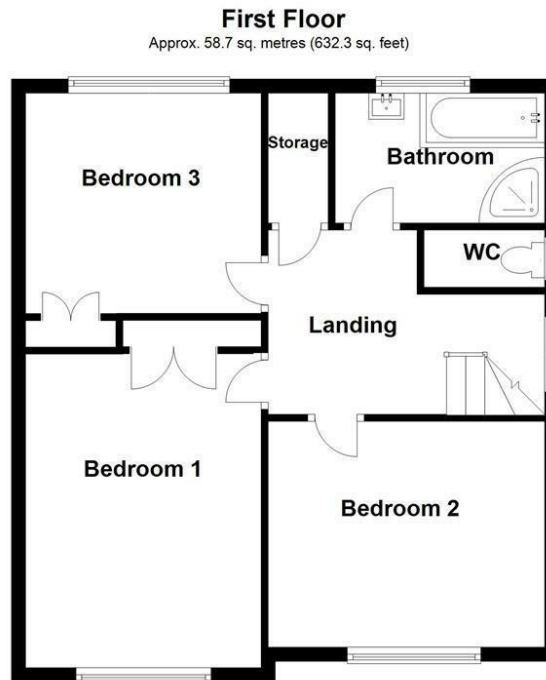
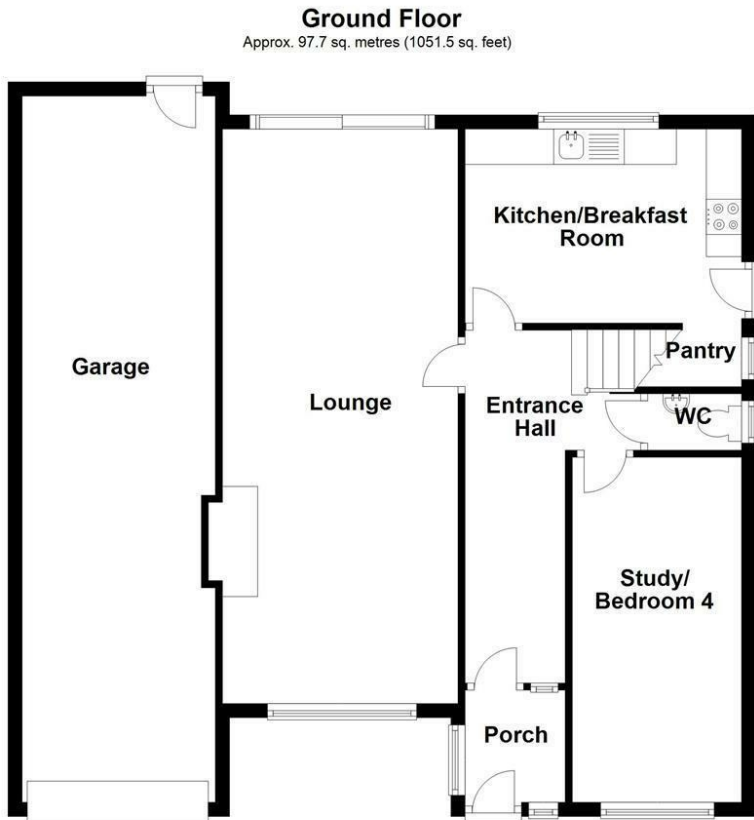
A dilapidations deposit will be applicable – this is equivalent to 5 weeks rent.

A holding deposit is required equivalent to 1 weeks rent.

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Total area: approx. 156.4 sq. metres (1683.8 sq. feet)

Floor plans are intended to give a general indication of the proposed layout Details 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			80
(81-91) B			
(69-80) C			
(55-68) D		64	
(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			
(82 plus) A			80
(81-91) B			
(69-80) C		70	
(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	

