

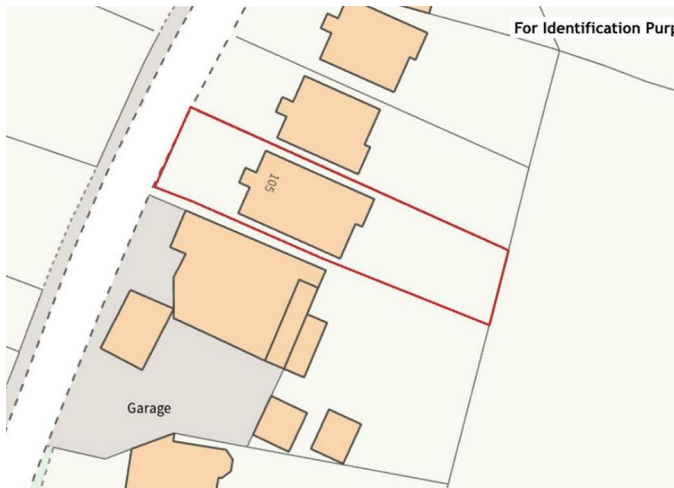
**105 Shutt Lane,
Earlswood, Warwickshire, B94 6DA**

Offers In The Region Of £725,000

Situated on Shutt Lane in the much sought-after village of Earlswood, with stunning countryside views to the rear, this deceptively spacious, detached family home was built in 2002 and lovingly extended in 2010.

Boasting only a short walk to the popular Earlswood Lakes and Clowes Wood Nature Reserve, in brief, the well laid out accommodation comprises: Four good sized bedrooms, two bathrooms (plus en-suite WC), two reception rooms, open plan kitchen/dining/family room, downstairs WC, and utility room with shower. Outside, the property further benefits from a good sized mature, rear garden with open views and a full sized garage, and block paved driveway to the front.

Conveniently located between the pretty village of Tanworth-In-Arden and Solihull, Earlswood provides such amenities as a highly regarded nursery and primary school (St Patrick's), inviting pubs, convenience store, village hall, friendly garage and petrol station. The property sits within the Stratford Upon Avon catchment area which offers extensive schools for all ages, including public, private and grammar schools and colleges. Being only a stone's throw from the Solihull boundary, there are also options to school in this area too. Being well placed for easy access to the M42, M40, M5, M6 and M1, this property really has it all.



Set back from the road behind a block paved driveway, which provides parking for several vehicles and access to the garage. A timber pedestrian gate provides side access to the rear garden. A UPVC double glazed leaded light door opens into:-

Porch

4'7" x 4'2" (1.41m x 1.29m)

With UPVC double glazed leaded light windows to either side, tiled flooring, feature coving and timber front door opening into:-

Entrance Hall

16'9" x 9'3" (max) (5.13m x 2.84m (max))

Feature 18mm solid wood flooring, staircase rising to the first floor, radiator, under-stairs storage cupboard with lighting, feature coving, smart 'Hive' heating control and door opening into:-

Front Reception Room

13'6" (into bay window) x 9'7" (4.14m (into bay window) x 2.94m)

A versatile room, that is currently being used as a Study and Playroom but can easily be used for Formal Dining or possibly as a Snug. Feature double glazed leaded light bay window to the front, radiator, 18mm solid wood flooring and feature coving.

Downstairs WC

7'1" x 2'9" (2.18m x 0.84m)

Fully tiled with feature built in mirror, low level W.C, wash hand basin with chrome mixer tap over, radiator, UPVC double glazed leaded light window, feature coving and extractor fan.

Living Room

20'3" x 10'11" (6.18m x 3.35m)

A beautiful light and cozy sitting room with feature fireplace and log burner stove with slate hearth, exposed brick work and king beam post over (taken from the original cottage which was used as a tearoom in the Victorian times for visitors to Earlswood Lakes). Two radiators, feature coving and hard wood Bi-Fold doors opening into the family room.

Open Plan Kitchen/Dining/Family Room

29'9" (max) x 26'10" (max) (9.09m (max) x 8.19m (max))

This fantastic light and spacious open plan kitchen/dining/family room features stunning views over the garden and countryside beyond, with ceramic tiled floor with under-floor heating, UPVC double glazed leaded light windows to the rear, UPVC double glazed leaded light french doors to the rear garden, two feature UPVC double glazed roof lanterns, feature coving. A range of wall base, drawer and display units with Quartz worktops over and matching up-stands. Feature kitchen island with inset 1 1/4 sink unit with chrome 'Franke' filter tap over and integrated drainer. Integrated wine rack, pull out waste unit. 'Smeg' range style cooker incorporating two ovens, grill, plate drawer, 6-ring gas hob with additional electric warming hob and 'Smeg' matching chimney style extractor hood over. Integrated 'Siemens' dishwasher. Space for an 'American Style' fridge freezer, built in Tall Boy kitchen unit, smart 'Hive' underfloor heating control and door opening into:-

Utility/Shower Room

9'10" x 8'4" (3.01m x 2.55m)

A range of wall and base units with roll top work surfaces over, inset sink unit with chrome mixer tap over, space and plumbing for an automatic washing machine and tumble dryer, space for an under-counter refrigerator or freezer, feature coving, extractor fan, UPVC obscure double glazed leaded light door to the side, shower unit with mains fed 'Drench Head' shower over, tiling to splash backs, chrome ladder style heated towel rail and ceramic tiled floor with under-floor heating.

First Floor

UPVC double glazed leaded light window to the front, airing cupboard housing the 'Oso' pressurised hot water cylinder and fitted shelving, feature coving, staircase rising to the second floor and doors to three bedrooms and bathroom.

Master Bedroom

20'2" x 10'11" (6.16m x 3.35m)

UPVC double glazed leaded light window to the rear with views over the garden and countryside beyond, radiator, feature coving and door opening into:-





En-Suite

12'10" x 5'7" (3.93m x 1.72m)

With feature tiled flooring, a range of built in vanity cupboards with inset wash hand basin and chrome mixer tap over, low level W.C, feature tiling to splash backs, shower unit with mains fed 'Drench Head' shower over and additional hand held attachment, double glazed 'Velux' skylight window with views over the countryside beyond, feature coving, extractor fan and chrome ladder style heated towel rail.

Bedroom Two

23'5" x 9'0" (7.16m x 2.76m)

Originally comprising of two rooms and easy to convert back should a fifth bedroom be required, this generous size bedroom comprises two UPVC double glazed leaded light windows to the front and rear with open views over the countryside beyond, two radiators, 3-door fitted wardrobe with hanging rails and shelving and hatch giving access to the boarded loft with lighting.

Bedroom Three

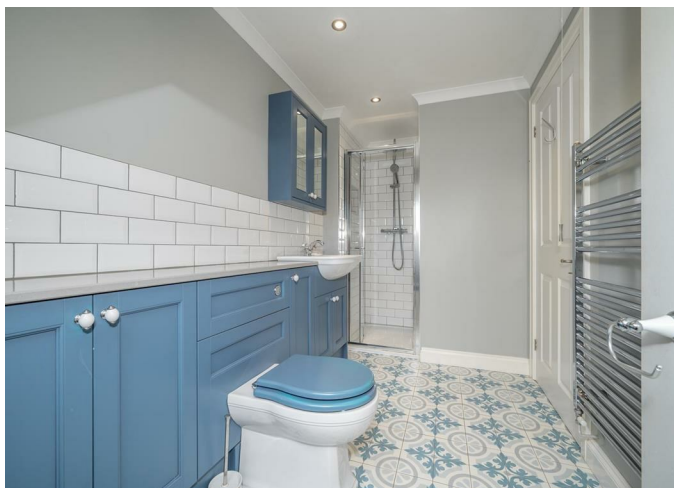
11'8" x 10'3" (3.56m x 3.14m)

With UPVC double glazed leaded light window to the front, radiator and feature coving.

Family Bathroom

8'6" x 7'4" max (2.60m x 2.26m max)

Fully tiled, 4-piece bathroom suite comprising quadrant shower cubicle with mains fed 'Drench Head' shower over with additional hand held attachment, bath with central chrome mixer tap over, low level W.C and pedestal wash hand basin with chrome mixer tap over, UPVC double glazed obscure leaded light window to the side, extractor fan and chrome ladder style heated towel rail.



Second Floor

With door opening into:-

Bedroom Four

15'7" x 13'7" (4.75m x 4.16m)

With two double glazed 'Velux' skylight windows and feature obscure glazed circular window to the side, made to measure fitted wardrobes with a range of hanging rails, shelving and drawers, radiator, built in storage cupboards to the eaves (1.77m head height to the eaves), further fitted shelving and door opening into:-

Wash Room/En-Suite

5'1" x 2'11" (1.55m x 0.91m)

With feature tiled flooring, vanity unit with inset wash hand basin with chrome mixer tap over, low level W.C, tiling to splash backs and extractor fan.

Rear Garden

Mainly laid to lawn, bound on two sides by timber fencing and post and rail to the third with open views over the adjoining countryside beyond. Paved patio, feature flower borders housing a wide range of mature plants, shrubs and bushes. A paved pathway leads to the bottom of the garden where there is a further paved patio area ideal for outdoor entertaining and enjoying the evening sun. There is an outdoor power point, wood store and a timber gate giving pedestrian access to the front of the property.

Garage

15'10" x 9'3" (4.83m x 2.82m)

With electric roller shutter door, power and lighting, cold water tap, wall mounted 'Worcester' gas fired central heating boiler and UPVC obscure double glazed leaded light door to the side.

Additional Information

Services:

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

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/>

Tenure:

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

Council Tax:

Stratford-on-Avon District Council - Band C

This location is in 'Flood Zone 1 (Low Probability). For more information, please visit:

<https://www.gov.uk/check-long-term-flood-risk>

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).

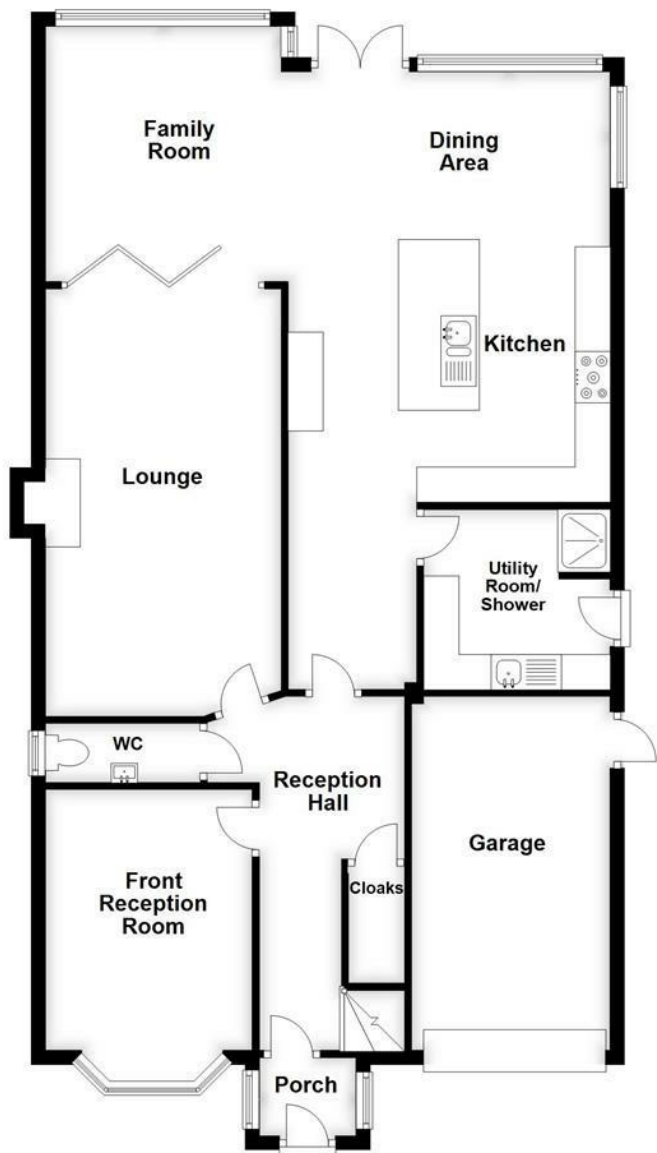
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Ground Floor

Approx. 115.6 sq. metres (1244.5 sq. feet)



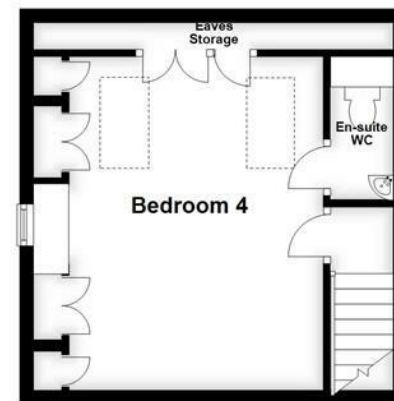
First Floor

Approx. 61.4 sq. metres (660.4 sq. feet)



Second Floor

Approx. 27.8 sq. metres (299.8 sq. feet)



Total area: approx. 204.8 sq. metres (2204.7 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		
(81-91) B		
(69-80) C	74	80
(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	

