



smarthomes



- A Substantial Detached Family Home in a Semi-Rural Location
- Four Good Size Bedrooms
- Three Reception Rooms
- Breakfast Kitchen

## Earlswood Common, Earlswood, Solihull, B94 5SH

A substantial detached four bedroom family home set in a most popular semi-rural location with potential to extend subject to planning permission. Offering accommodation comprising three reception rooms, breakfast kitchen, utility, ground floor bathroom, master bedroom with en-suite, three further bedrooms, family bathroom, extensive rear garden with open views over fields and ample off road parking – EPC Rating '52'





## Property Description

The property is set well back from the road behind a sweeping tarmac driveway providing off road parking for several vehicles, laid lawn, hedgerow borders, gated side access and a UPVC double glazed door leading into

### Entrance Hallway

With UPVC double glazed windows to front and side, ceiling light point, radiator, stairs leading to the first floor accommodation and doors leading off to

### Dual Aspect Lounge

20' 0" x 13' 1" (6.1m x 4m) With UPVC double glazed sliding patio doors leading to rear garden and UPVC double glazed windows to front and side, two wall mounted radiators and two ceiling light points





### **Dining Room to Rear**

9' 2" x 9' 2" (2.8m x 2.8m) With UPVC double window to rear, wall mounted radiator and ceiling light point



### **Family Room to Front**

17' 8" x 8' 2" (5.4m x 2.5m) With UPVC double glazed window to front elevation, wall mounted radiator and two ceiling light points



### **L Shaped Breakfast Kitchen to Rear**

19' 8" x 13' 9" (6m x 4.2m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a composite sink and drainer unit, further incorporating a 4 ring gas hob with extractor hood over. Eye level Hotpoint oven and grill, space and plumbing for dishwasher, tiling to splash back areas and floor, radiator, ceiling light points, UPVC double glazed sliding patio door to rear garden, double glazed window to the rear aspect and door to



### **Utility Room**

14' 1" x 6' 2" (4.3m x 1.9m) Fitted with a range of wall, drawer and base units with a work surface over incorporating a composite sink and drainer unit. Space and plumbing for washing machine, UPVC double glazed window to front, tiling to splash back area and floor, wall mounted gas central heating boiler and ceiling light point

### **Ground Floor Bathroom**

7' 10" x 6' 2" (2.4m x 1.9m) Being fitted with a suite comprising of a corner bath with shower, vanity wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the front elevation

### **Gallery Landing**

With a UPVC double glazed window to front, radiator, loft access, ceiling light point and door to

### **Master Bedroom to Front**

15' 8" x 15' 1" (4.8m x 4.6m) With UPVC double glazed window to front elevation, wall mounted radiator, ceiling spot lights and light points, a range of fitted wardrobes, cupboards and a vanity area and door to

### **En-Suite Shower Room**

Being fitted with a suite comprising of a shower enclosure, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, ceiling spot lights and an obscure double glazed window to the side elevation

### **Bedroom Two to Rear**

19' 4" x 12' 9" (5.9m x 3.9m) With UPVC double glazed windows to the side and rear elevations and a further single glazed window to the side, two wall mounted radiators and two ceiling light points

### **Bedroom Three to Rear**

12' 1" x 9' 6" (3.7m x 2.9m) With UPVC double glazed window to rear elevation, wall mounted radiator, a range of built in cupboards, built in vanity area and ceiling light point

### **Bedroom Four to Rear**

9' 2" x 9' 2" (2.8m x 2.8m) With UPVC double glazed window to rear elevation, wall mounted radiator, a range of built in cupboards with over bed storage, built in vanity area and ceiling light point

### **Family Bathroom to Rear**

Being fitted with a white suite comprising of a panelled bath with centralised taps, shower enclosure, vanity wash hand basin and a low flush W.C. Heated towel rail, tiling to splash prone areas, ceiling spot lights and an obscure double glazed window to the rear elevation

## Extensive Rear Garden

With open views to the rear and being mainly laid to lawn with paved patio area, timber framed shed, panelled fencing to boundaries, gated side access and a variety of mature shrubs and bushes

## Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges





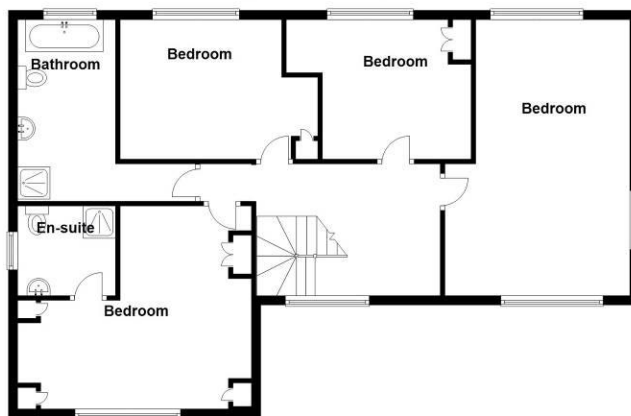
### Ground Floor

Approx. 101.9 sq. metres (1097.1 sq. feet)



### First Floor

Approx. 91.9 sq. metres (988.9 sq. feet)



Total area: approx. 193.8 sq. metres (2086.0 sq. feet)



316 Stratford Road, Shirley,  
Solihull, West Midlands, B90  
3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
0121 744 4144  
[shirley@smart-homes.co.uk](mailto:shirley@smart-homes.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.