



smarthomes



- An Extremely Well Presented Detached Family Home
- Four Bedrooms
- Dining Room & Lounge With Feature Log Burner
- Re-Fitted Dining Kitchen

Norton Lane, Earlswood, Solihull, B94 5LT

£785,000

An extremely well presented detached family home in a desirable location with open views to front and currently falling within Tudor Grange Academy catchment. The property benefits from lounge with feature log burner, dining room, study/home office, re-fitted dining kitchen, utility room, guest WC, four bedrooms, two bedrooms with dressing area and en-suite shower rooms, four piece family bathroom, loft room, good size landscaped rear garden, garage and gated deep driveway providing generous off road parking.



Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station. The property is less than a mile (2min drive) from Earlswood Train Station and Earlswood Lakes.

The property is set back from the road behind wooden gates with ornate walls to either side leading to a deep gravel driveway providing generous off road parking extending to side gate access, up and over garage door and feature storm porch with block paving and composite front door with glazed insert leading through to

Spacious Welcoming Entrance Hall

With spot lights to ceiling, radiator, engineered wood flooring, staircase leading to the first floor accommodation, coving to ceiling and oak doors leading off to





Guest WC

With low flush WC, wall mounted wash hand basin, obscure double glazed window, spot lights to ceiling, Amtico flooring and radiator

Lounge to Rear

18' 8" x 15' 4" (5.69m x 4.67m) With double glazed French doors leading out to the rear garden, two ceiling light points, wall lighting, coving to ceiling, engineered wood flooring and feature fireplace with log burner, exposed brick back, tiled hearth and decorative wooden mantle over



Dining Room to Front

12' 6" x 8' 3" (3.81m x 2.51m) With double glazed window to front elevation, ceiling light point, coving to ceiling, radiator and engineered wood flooring

Study/Home Office

8' 2" x 7' 10" (2.49m x 2.39m) With obscure double glazed window to side elevation, spot lights to ceiling, radiator, coving to ceiling and engineered wood flooring



Re-Fitted Dining Kitchen to Rear

17' 5" x 12' 3" (5.31m x 3.73m) Being re-fitted with a range of high gloss wall, drawer and base units incorporating pan drawers, complementary granite work surfaces with matching upstands and splashbacks, inset sink with mixer tap, four ring gas hob with extractor canopy over, inset electric oven, integrated dishwasher and fridge freezer, inset eye-level microwave oven, obscure double glazed window to side elevation, double glazed French doors leading out to the rear garden, radiator, Amtico flooring, door to useful under-stairs storage cupboard, ceiling light points and door leading into

Utility Room

8' 7" x 5' 9" (2.62m x 1.75m) Being fitted with wall and base units with complementary work surface, sink and drainer unit with mixer tap, tiling to splashback areas, space and plumbing for washing machine, coving to ceiling, Amtico flooring, spot lights to ceiling and part glazed hardwood door leading to side access

Accommodation on the First Floor

Landing

With double glazed window to front elevation, ceiling light points, radiator, coving to ceiling, staircase leading to the second floor accommodation and doors radiating off to

Bedroom One to Front

12' 5" x 12' 0" (3.78m x 3.66m) With double glazed window to front elevation, radiator, ceiling light point, coving to ceiling and opening through to

Dressing Area

With wall to wall fitted wardrobes, spot lights to ceiling and door leading into

En-Suite Shower Room

Being fitted with a three piece white suite comprising double shower enclosure, pedestal wash hand basin and WC with enclosed cistern and wall mounted flush, obscure double glazed window to side, tiling to walls and floor, radiator, spot lights to ceiling and extractor fan

Bedroom Two to Rear

12' 7" x 11' 1" (3.84m x 3.38m) With double glazed window to rear elevation, radiator, dressing area with wall to wall fitted wardrobes, coving to ceiling, ceiling light point and door leading into

En-Suite Shower Room

Being fitted with a three piece white suite comprising shower cubicle, low flush WC and pedestal wash hand basin, tiling to walls and floor, radiator, spot lights to ceiling and obscure double glazed window to side

Bedroom Three to Rear

13' 4" x 9' 9" plus fitted wardrobes (4.06m x 2.97m) With double glazed window to rear elevation, radiator, ceiling light point and two double built-in wardrobes

Dual Aspect Bedroom Four

10' 6" x 8' 3" (3.2m x 2.51m) With double glazed windows to front and side elevations, radiator, ceiling light point, coving to ceiling and fitted double wardrobes with mirror fronted sliding doors

Four Piece Family Bathroom

Being fitted with a four piece white suite comprising panelled bath, WC with enclosed cistern and wall mounted flush, wall mounted wash hand basin and shower enclosure, obscure double glazed window to side, tiling to walls and floor, radiator and spot lights to ceiling

Accommodation on the Second Floor

Loft Room

15' 7" x 15' 0" including stairwell (4.75m x 4.57m) With Velux windows, spot lights to ceiling, storage to eaves and radiator

Good Size Landscaped Rear Garden

Being mainly laid to lawn with extensive block paved patio, well stocked shrub borders, further block paved patio and seating area and fencing to boundaries

Garage

With up and over garage door to driveway

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





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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.