



smarthomes

## Malthouse Lane

Earlswood, Solihull, B94 5SA

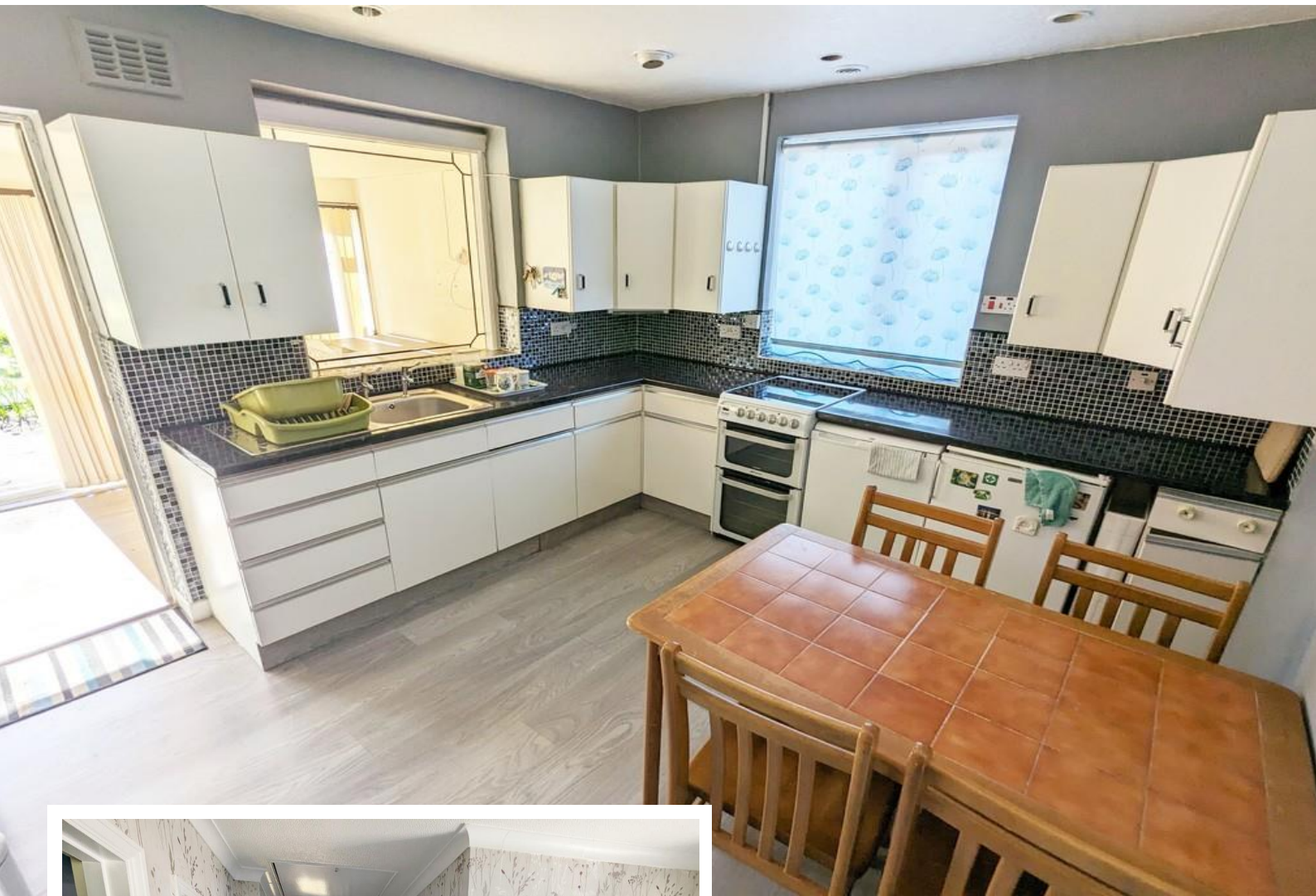
- A Semi Detached Bungalow
- Two Bedrooms
- Sought After Semi-Rural Location
- No Upward Chain

**£400,000**

EPC Rating - 47

Current Council Tax Band - D





## Property Description

The property is set back from the road behind a shared tarmac driveway providing off road parking extending to garage. Access is gained via a double glazed door leading into

### Lobby

With further door leading into

### Entrance Hallway

With night storage heater, storage cupboard, airing cupboard with hot water storage tank, loft hatch and doors leading off to



### **Reception Room One to Front**

12' 0" x 16' 2" (3.66m x 4.93m) With double glazed bow style window to front elevation, two double glazed windows to side, wall mounted electric fire and two night storage heaters.



### **Bedroom Two to Front**

12' 0" x 11' 5" (3.66m x 3.48m) With double glazed window to front elevation, night storage heater, ceiling light and door to small walk-in wardrobe



### **Shower Room to Side**

7' 11" x 7' 3" (max) (2.41m x 2.21m) Being fitted with a three piece white suite comprising of; oversized walk-in shower with electric shower, low flush WC and pedestal wash hand basin with tiling to splash prone areas, chrome heated towel rail, two double glazed windows to side, high level heater and two ceiling lights.

### **Bedroom Two to Rear**

16' 0" x 12' 0" (4.88m x 3.66m) With combination double glazed door and window to side giving access to the sun room, small wall low level heater, door to walk-in wardrobe and two ceiling lights.

### **Breakfast Kitchen to Side**

11' 5" x 10' 5" (3.48m x 3.18m) Fitted with wall, drawer and base units with complementary work surfaces, sink and drainer unit, tiling to splashback areas, space for electric cooker, separate fridge and freezer, spot lights to ceiling, extractor, double glazed window to side, timber effect laminate flooring, night storage heater and door leading to





### Sun Room

22' 3" x 7' 6" (6.78m x 2.29m) Having double glazed windows and sliding double glazed doors giving access to the rear garden, night storage heater, timber effect laminate flooring and two ceiling lights.

### Rear Garden

A very well maintained rear garden being mainly laid to lawn with mature plants, trees and shrubs




### Garage

15' 8" x 7' 10" (4.78m x 2.39m) Located at the side of the property with an up and over door to the front, plastic roof, ceiling light point and power point.

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			96
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		47	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate 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 are advised to recheck the measurements.