



**smart**homes

## Earlsmere

Earlswood, Solihull, B94 6AJ

- A Spacious Detached Family Home
- Five/Six Bedrooms
- Four En-Suite Shower Rooms
- Dual Aspect Lounge

**£625,000**

EPC Rating '58'





## Property Description

A brick paved herring bone driveway leads up to provide access to the attached double garage with boundary brick walling and a gate leading on to a stone paved pathway which walks past an easily maintained landscaped front garden which has well stocked floral and herbaceous beds with mature trees and shrubs, leading up to a

### Storm Canopy Porch

With external illumination and obscure glazed wood panelled door with matching side windows opening into

### Welcoming Reception Hallway

This spacious entrance hallway has open case stairs which lead off to the first floor, double built in and recessed clocks cupboard, double and single radiators, telephone point, coving to ceiling, two wall light points with wood panelled doors which in turn lead off to

### Guest W.C

This re-fitted suite presented in white comprises a low level flush wc, pedestal wash hand basin, tiling to the half height surround, an obscure double glazed window to front, stainless steel heated towel rail and ceiling light point.

### Study/Bedroom Six

9' 4" x 8' 2" (2.84mx 2.49m) Providing a double glazed window to side, ample space for office desk and chairs and free standing furniture, telephone point, single radiator, coving to ceiling, two wall light points and door to shower room



#### Dual Aspect Lounge

13' 1" x 1' 2" (4mx 0.36m) Providing double glazed windows to front and double glazed sliding patio doors leading out to the rear garden. A prominent marble fire surround has inset living flame gas fire, two double radiators, ample space for seating and free standing furniture, wood flooring, TV and telephone point, four wall light points, coving to ceiling and numerous inset downlighters.

#### Dining Room

13' 10" x 11' 8" (4.22mx 3.56m) Including a double glazed window in bay window overlooking the rear garden, ample space for dining table and chairs and free standing furniture, single radiator, coving to ceiling and two wall light points.

#### Re-Fitted Breakfast Kitchen

15' 1" x 9' 8" (4.6mx 2.95m) Providing a range of wooden fronted base and drawer units set under a granite work top surface with an inset stainless steel 1 sink unit with incorporated drainer set below a mixer tap with double glazed windows to the rear and side elevations. Built in Neff four ring gas hob with stainless steel cooker hood and lighting over, adjacent electric double oven and grill. Complementary wall mounted units with downlighters incorporates display shelving, built in Neff dishwasher, two fridge units and built in freezer. Peninsula breakfast bar table to side, tiled floor, tiling to all wash and workstations, double radiator, TV point and two ceiling light points

#### First Floor Landing

The balcony landing area is approached via a staircase with hand rail and spindles and illuminated via a double glazed window to front with double radiator set below. Space for free standing furniture, large airing cupboard concealing hot water cylinder and linen shelving adjoining, coving to ceiling, three wall light points and doors which lead on to

#### Bedroom One

15' 5" x 10' 0" (4.7mx 3.05m) Providing a good sized double bedroom with double glazed window to rear, ample space for double bed and free standing bedroom furniture, single radiator, coving to ceiling, three wall light points and a access into

#### Dressing Room

Providing double built in wardrobes to each side concealing shelving and rail and a door leading through to

#### En-Suite Bathroom

Having a white four piece suite comprising hand wash basin set within cosmetic cupboard surround, low level flush WC with concealed cistern, bidet and panelled bath to side with shower screen and shower fitment over. An obscure double glazed window to front, heated towel rail, tiling throughout, wall mounted shaver point, single wall and ceiling light point.

#### Bedroom Two

15' 2" x 9' 9" (4.62mx 2.97m) This spacious double bedroom provides a double glazed window to front with single radiator set below. Two double built in full height wardrobes conceal shelving and rail, ample space for double bed and free standing bedroom furniture, coving to ceiling, three wall light points and door into

#### En-Suite Shower Room

Providing a three piece suite comprising walk in shower cubicle with shower fitment over, adjacent low level flush WC with concealed cistern and hand wash basin set within a cosmetic cupboard surround. An obscured double glazed window to rear, heated towel rail, wall mounted shaver point, single wall and ceiling light point

#### Bedroom Three

11' 9" x 11' 4" (3.58mx 3.45m) Providing a double glazed window to rear, ample space for double bed and free standing bedroom furniture, single radiator, coving to ceiling and two wall light points.

#### Family Bathroom

Providing a three piece suite comprising wall mounted hand wash basin, adjacent low level flush WC with concealed cistern and panelled bath to side with shower attachment and screen over. Complementary tiling throughout, large obscure double glazed windows to front, heated towel rail, wall mounted shaver point and ceiling light point.

#### Second Floor Landing

The landing area is approached via a turn staircase with wood hand rail and spindles and illuminated via a double glazed velux skylight window to front with access to roof void, single wall light point and doors which lead onto

Bedroom Four

13' 6"x 9' 11" (4.11mx 3.02m) Providing a double glazed window to side and double glazed velux skylight window to rear. Single radiator, access to roof void, space for double bed and free standing bedroom furniture, single wall and ceiling light point and a door into

En-Suite Shower Room

Providing a three piece suite comprising self contained shower cubicle with stainless steel shower fitment over, adjacent low level flushwc and pedestal wash hand basin. Double glazed velux skylight window to rear, wall mounted shaver point , single radiator, tiling to splashbacks and ceiling light point.

Bedroom Five

13' 6"x 12' 6" (4.11mx 3.81m) Providing two double glazed velux skylight windows to rear, access to roof voids, single radiator, space for double bed and free standing bedroom furniture, two wall light points and door into

En-Suite Shower Room

Providing a three piece suite comprising pedestal wash hand basin, low level flushwc and self contained shower cubicle with shower fitment over. A double glazed velux skylight window to rear, tiling to splashbacks, single radiator and single ceiling light point

Rear Gardens

The garden areas lead out via a paved patio area ideal for seating summer furniture which overlook predominantly laid to lawn garden with elevated floral and herbaceous beds to the surround which provide a wealth of privacy screening and are retained within clearly defined wood fenced boundaries upon all sides. External illumination, water tap, useful outside storage cupboard and gated access to the courtyard frontage and door into

Double Garage

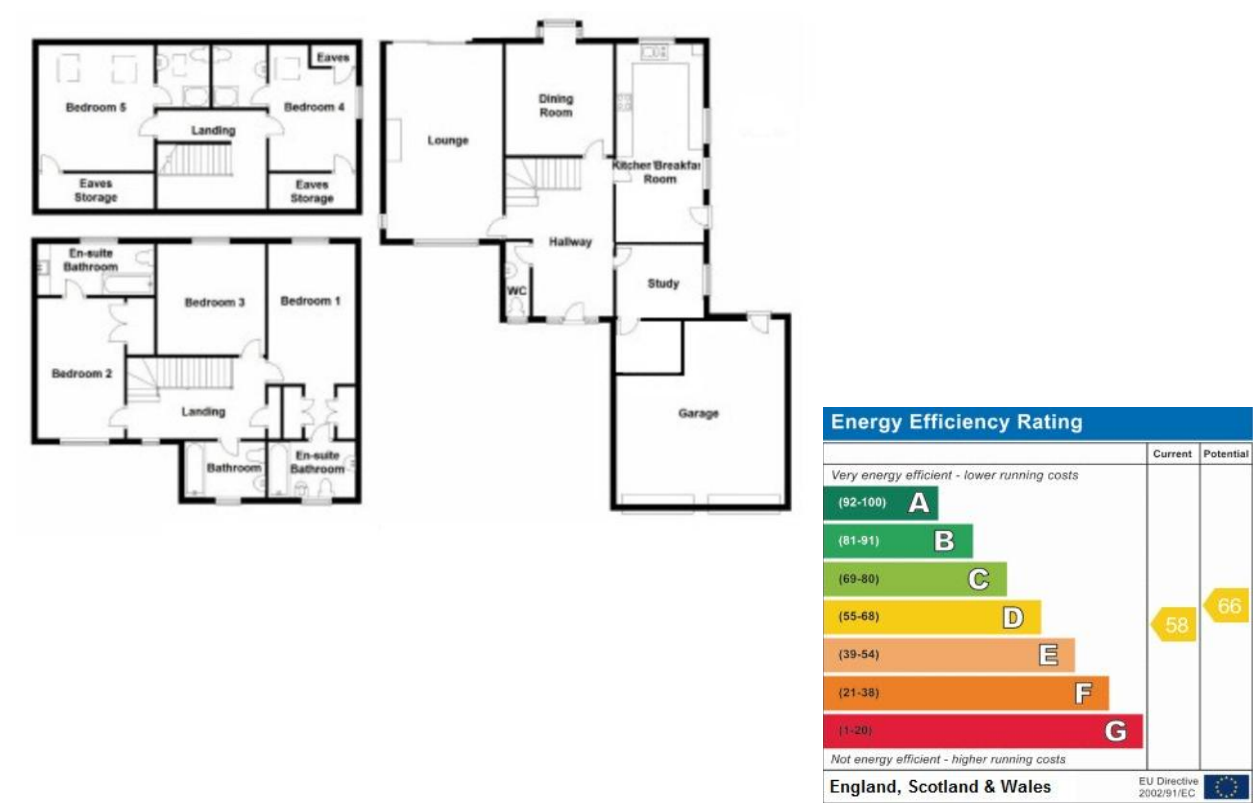
19' 11"x 18' 2" (6.07mx 5.54m) Providing two wooden panelled electronic up and over doors, ample space for two good sized vehicles, space and power for freezer unit and storage area. Fluorescent strip lights over, various power points, as mentioned a wood panelled door which leads out to the garden and a wood staircase which leads up to

First Floor Mezzanine

20' 7"x 10' 4" (6.27mx 3.15m) Providing a glazed window to front, velux double glazed skylight windows to each of the side elevations and access to the roof voids. Ideal games/lounge area for children etc, with fluorescent strip light over and single wall light point

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 vendor



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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 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