

1 Mason Lane  
Earlswood  
B94 5JJ  
oiro £649,950



### Property Introduction

We are delighted to offer for sale this exceptional detached property for sale in a stunning location on a private road benefiting from private access to the bridle path leading to the three Lakes & Woods. Earlswood is set in beautiful countryside with amazing walks, local amenities & facilities to include: country pubs, local Co-Op store with post office facility, nearby primary schools, multiple cafes, garden centres, craft centre, sailing and fishing clubs and access to the local canal network with mooring wharf.

It is a sought after residential area being well located to the south-west of Solihull. Having easy access to the M42, M40 & M5 motorway systems. Earlswood has its own railway station servicing local towns ( Birmingham, Stratford - Upon - Avon & Leamington) and a short drive to Dorridge or Solihull train station where there are direct trains to London.

**EPC Grade C**



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How can we help you?

Need a mortgage?

We recommend Guest Independent Mortgage Advice Ltd. They can search the market for you and ensure the right lender and mortgage deal are recommended.

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably sold etc) before viewing, otherwise you may lose out to other buyers when the right property comes along. We can get your property 'live' quickly, usually within 48 hours and sometimes on the same day. Just ask for a free valuation and we can pop out to your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We can instruct a local firm that is competitive on cost and very reliable. Just ask for a quote.

Need a surveyor?

If you are getting a mortgage then the mortgage lender will instruct a basic valuation on the property you are buying. If you want a more detailed survey you might be able to do this through the mortgage lender. If not, or if you are not getting a mortgage or just prefer to instruct your own surveyor, we can recommend someone to you. Just ask. Need a removal company and storage? Don't fancy the idea of multiple trips in your mate's van? We can recommend a professional and competitive local firm.

## Property Description

### Frontage

Off road parking for multiple cars, access to single garage with newly fitted up & over door, small border with planting and side gate leading to rear of property.

### Canopy Porch

Newly fitted double glazed door.

### Hallway

Travertine stone floor with under floor heating with ceiling downlights and leading to:

### Living Room

4.49m x 3.86m

Newly fitted double glazed box bay windows, laminate flooring, feature fire surround with multi fuel burner, TV point, electric sockets, master telephone point, sky cables, central light fitting and radiator.

### Open Plan Kitchen/Dining Room

8.23m max x 5.57m max

Travertine stone floor with underfloor heating

Integrated oven / grill

Integrated microwave

Hob with extractor fan over

Integrated dishwasher

American style fridge/ freezer

Ample wall and base units

Ample counter tops

Double sink with mixer tap

Double glazed Bi Fold doors leading onto the decked area and garden

Side double glazed door leading to decked area

Downlights

Radiator

Telephone point

Staircase leading to master suite







### Utility Room

2.02m x 1.43maxm  
Travertine floor with underfloor heating  
Downlights  
Space for washing machine and tumble dryer  
Wall and tall unit  
Worcester Combi Boiler



### Bedroom One

4.01m x 3.61m  
Laminate flooring  
Newly fitted double glazing to front  
TV Aerial point  
Radiator



### Bedroom Two

4.03m x 3.01m  
Laminate flooring  
Double glazed window to rear  
TV Aerial point  
Radiator

### Bedroom Three

3.02m x 2.08m  
Laminate flooring  
Double glazed window  
Telephone point  
Radiator



### Main Bathroom

Travertine floor with underfloor heating  
Double glazed window  
Heated towel rail  
Wall storage unit  
Free standing roll top bath with eagle claw feet  
Separate shower cubicle with thermostatic shower  
Wall mounted sink  
Close coupled WC

### First Floor



### Master Bedroom Suite

7.45m max x 6.97m max  
Includes;  
Laminated flooring  
Downlights  
Radiator  
Newly fitted double glazed windows to front  
Double glazed French door leading to Juliet balcony overlooking rear gardens  
TV point



Telephone point  
Ample under eave storage areas  
With dressing & sitting area overlooking views of allotment and lake

### **En-suite**

Laminate flooring  
Bath with mixer shower over  
Pedestal sink  
WC  
Velux window



### **Outside Rear**

#### **Decking**

Ample decked area  
Seating areas  
Steps to path leading to Office/Gym and  
Lawned area  
Veggie Boxes to middle and side of garden  
Hedge to one border  
Fence to other border  
Mature fruit bushes raspberry, blackberry, blueberry to the side.  
Pebbled side passage leading to the front of the house with newly fitted back gate

#### **Proclaimer**

These details are not an offer or contract. You should not rely on statements by Right Estate Agents in the particulars or by word of mouth or in writing as being factually accurate about the property its condition or its value. The tenure/charges need to be verified via your solicitors. Areas, measurements and distances are approximate only. Any reference to alterations or extensions or use of or any part of the property does not mean that the necessary planning, building regs or any other consent has been obtained. A buyer must find out by inspection or other ways to verify that these matters have been dealt with and that the information is correct.

Agent is related to vendor.

Please go to the following website and use the postcode to access the full EPC:

<https://www.epcregister.com/reportSearchAddressTerms.html?redi=reportSearchAddressByPostcode>

### **Office/Gym**

5.71 m x 4.08m  
Decked surrounding  
Double glazed French doors  
Double glazed windows  
Electric wall heater  
Laminate flooring  
WC with:  
Saniflow toilet  
Pedestal sink  
Double glazed window

### **Outside Front**

#### **Drive**

With decorative stone finish & planted to one side

### **Garage**

