



64 MALHOUSE LANE, EARLSWOOD, SOLIHULL, B94 5SA

ASKING PRICE OF £399,950

EPC: C Council Tax Band: E



### Location

Situated between Tanworth-in-Arden and Shirley, Earlswood village offers the typical village stores and other facilities. There are three picturesque lakes which are set in beautiful surroundings, close to the Stratford-upon-Avon Canal being popular for angling and walking since Victorian times. It offers good road and public transport links, including the nearby 'The Lakes' Railway Station, allowing easy access to Birmingham City Centre. Junction 3 of the M42 is a short drive away and provides fast links to the M1, M5, M6 and M40 motorways.

- Semi Detached Bungalow
- Two Double Bedrooms
- Sought after Semi Rural Location
- Further Scope for Development (STPP)
- Open Views to the Rear
- Large Rear Garden
- Garage & Large Driveway
- Utility Room



A two double bedroom semi detached bungalow with further scope for development (STPP) situated in a sought semi rural location next to the renowned Earlswood Lakes. The property benefits from having gas central heating and double glazing. The accommodation briefly comprises; entrance porch, reception hall, spacious lounge, breakfast kitchen, utility room, driveway, rear garage and large rear garden with open views to the rear with the lakes beyond. No upward chain.



**ENCLOSED ENTRANCE PORCH**

**RECEPTION HALL**

**CLOAKROOM**

**SPACIOUS LOUNGE 16' 1" x 12' 0" (4.9m x 3.66m)**

**BREAKFAST KITCHEN 16' 1" max x 11' 5" max 8' 3" min (4.9m x 3.48m 2.51m)**

**UTILITY ROOM 10' 3" x 5' 8" (3.12m x 1.73m)**

**BEDROOM ONE 16' 0" x 12' 0" (4.88m x 3.66m)**  
fitted wardrobes

**BEDROOM TWO 12' 2" x 11' 5" (3.71m x 3.48m)**

**FAMILY BATHROOM/WC**

**LARGE DRIVEWAY** with shared drive leading to:

**REAR GARAGE**

**SUPERB ENCLOSED REAR GARDEN** with open views to the rear

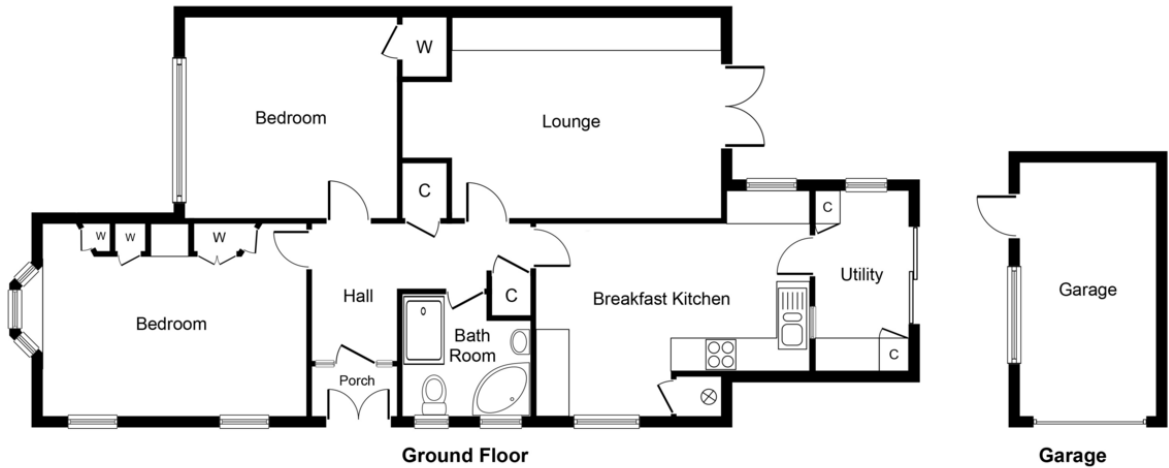


**\*\*\* DRAFT DETAILS \*\*\***

Details have not been confirmed by the property owner.  
This is a draft copy only, therefore, we cannot confirm their accuracy.

*Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)*





Approx. Gross Internal Floor Area 1,108 sq. ft. (103.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

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Solihull 6 The Square, Solihull, West Midlands B91 3RB  
T: 0121 704 0100 E: solihull@ruxtonproperty.co.uk

[www.ruxtonproperty.co.uk](http://www.ruxtonproperty.co.uk)



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