



Malthouse Lane, Earlswood Solihull

burchell  
edwards



# Malthouse Lane, Earlswood Solihull, B94 5SA

for sale  
**£1,300,000**



## Property Description

Situated close to the scenic Earlswood Lakes, this impressive five-bedroom detached property offers expansive living space and exceptional outdoor amenities. The home features a stunning open-plan kitchen, diner, and living area, perfect for modern family life, along with a double-story extension that provides five spacious double bedrooms, two with en-suites. Outside, enjoy a generous rear garden with a covered swimming pool, ideal for relaxation and entertaining, plus two additional fields offering abundant space and privacy. This unique property combines luxury living with tranquil surroundings-viewing is a must!

## Entrance Hallway

Stairs to first floor, storage cupboard and two central heating radiators.

## W.C

Obscure double glazed window to side elevation, WC, wash hand basin, tiling to walls and floor and central heating radiator.

## Reception Room Two

10' 3" x 12' 9" ( 3.12m x 3.89m )

Double glazed window to side elevation, storage cupboard and central heating radiator.

## Downstairs Bathroom

Obscure double glazed window to front elevation, ceiling light point, bath with mixer tap and shower over, WC, wash hand basin with vanity storage, fully tiled and central heating radiator.

## Reception Room Three/ Bed 6

8' 7" x 11' 7" ( 2.62m x 3.53m )

Double glazed window to front and side elevations, ceiling light point and central heating radiator.

## Kitchen

30' 1" x 12' 3" ( 9.17m x 3.73m )

A range of wall and base units with work surface over incorporating a double sink, instant hot water tap, waste mulcher, electric oven, five ring gas hob, extractor hood, two integrated fridges and freezers, wine cooler, island, breakfast bar, under floor heating, spotlights, additional lighting on islands,

## Living/ Dining Room

54' 1" x 11' 11" ( 16.48m x 3.63m )

Double glazed window to rear elevation, double glazed patio doors out to the rear garden, heated floor and five ceiling light points.

## Cloakroom

8' 6" x 2' 11" ( 2.59m x 0.89m )

Wall light points.

## Play Room

7' 6" x 11' ( 2.29m x 3.35m )

Door into utility room, tiled floor, ceiling light point and central heating radiator.

## Office

12' 9" x 8' 10" ( 3.89m x 2.69m )

Tiled floor and central heating radiator.

## Cinema Room

11' 6" x 12' 7" ( 3.51m x 3.84m )

Obscure double glazed window to side elevation, ceiling and wall light points, tiled floor and central heating radiator.

## Utility Room

Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer and mixer tap, space and plumbing for a washing machine, tiled to splash prone areas, integrated fridge/ freezer, ceiling light point and central heating radiator.

## Second Utility Room

10' 3" x 6' 4" ( 3.12m x 1.93m )

Double glazed door out to the rear garden, double glazed window to side elevation, ceiling light point and central heating radiator.

## Third Utility Room

9' x 4' 6" ( 2.74m x 1.37m )

obscure double glazed window to side elevation, door into garage, wall and base units with work surface over incorporating a sink with drainer and mixer tap and ceiling light point.

## Landing

Loft access, ceiling light point, three central heating radiators and doors off to:

## Master Bedroom

20' 11" plus wardrobe x 15' 3" max ( 6.38m plus wardrobe x 4.65m max )

Some restricted head height.

Double glazed Juliet style balcony and windows to rear elevation, built in wardrobes with sliding doors, ceiling light point and central heating radiator.

## En-Suite

Jet bath, shower with steam cubicle, wash hand basin with vanity storage, WC, extractor fan, ceiling light point, fully tiled, central heating radiator and heated towel warmer.

## Bedroom Two

24' 9" max x 15' 2" ( 7.54m max x 4.62m )

Some restricted head height.

Double glazed Juliet style balcony and windows to rear elevations, ceiling light point and two central heating radiators.

## Bedroom Three

30' 2" x 10' ( 9.19m x 3.05m )

Double glazed window to front elevation, eaves storage, ceiling light points, storage cupboard and central heating radiator.

## En-Suite

Bath with mixer tap, WC, wash hand basin with vanity storage, ceiling light point, fully tiled, extractor fan, central heating radiator and heated towel warmer.

## Bedroom Four

21' 1" x 11' 3" ( 6.43m x 3.43m )

Double glazed window to rear elevation, two ceiling light points and central heating radiator.

## Bedroom Five

10' 9" x 19' 11" ( 3.28m x 6.07m )

Double glazed window to rear elevation, two ceiling light points and central heating radiator.

## Bathroom

Bath with mixer tap, WC, wash hand basin with vanity storage, extractor fan, ceiling light point, fully tiled, central heating radiator and heated towel warmer.

## Garden

Patio area, lawn, shrubs to borders, greenhouse and access to:

## Swimming Pool

Gated swimming pool with slabbed surround and brick built changing room.

## Outbuilding One

13' 6" x 4' 4" ( 4.11m x 1.32m )

Double glazed French doors, double glazed window to side elevation, power and ceiling light points.

## Outbuilding Two

13' 4" x 41' 5" ( 4.06m x 12.62m )

Double glazed French doors, two double glazed windows to side elevation, ceiling light points and power supply. Slabbed patio and storage shed in front of the outbuilding.

## Outside

There are three sections fields to the property which must be viewed to appreciate with lawn, playing areas with multiple apparatus, outside tap and power supply.

## Garage

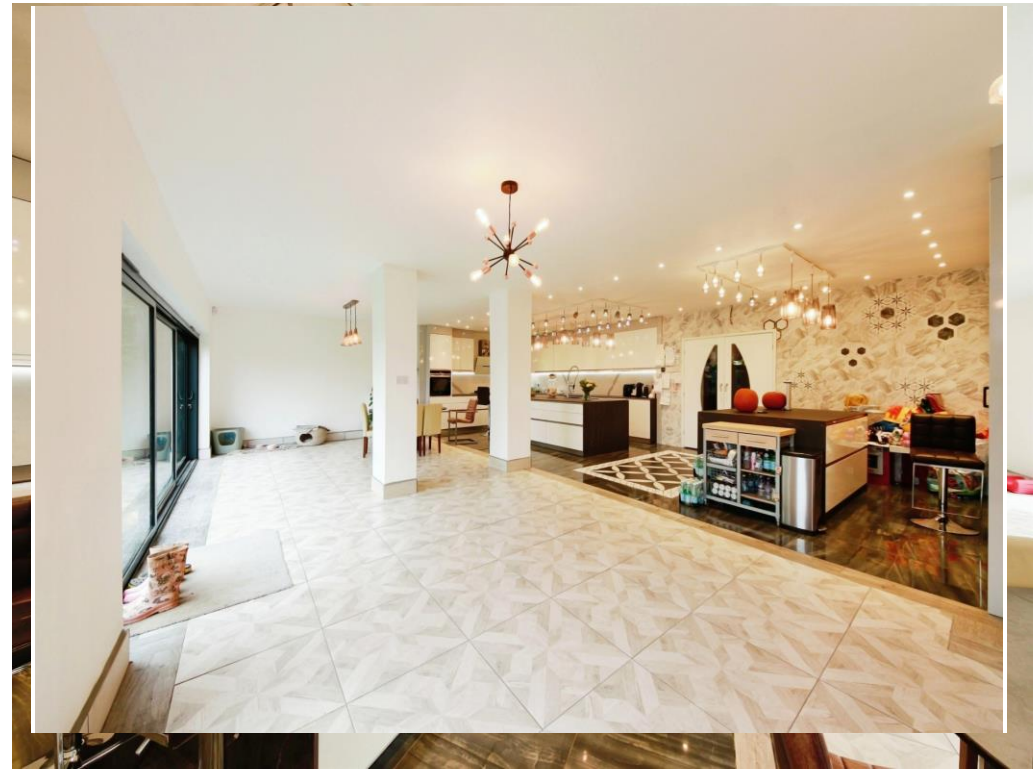
8' 9" x 14' 5" ( 2.67m x 4.39m )

Up and over door.

## Garage Two

11' x 19' 11" ( 3.35m x 6.07m )

Up and over doors. two obscure double

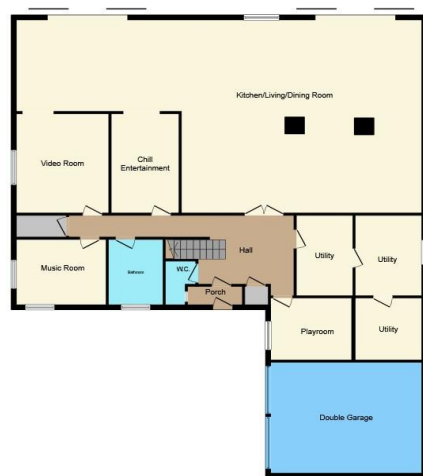








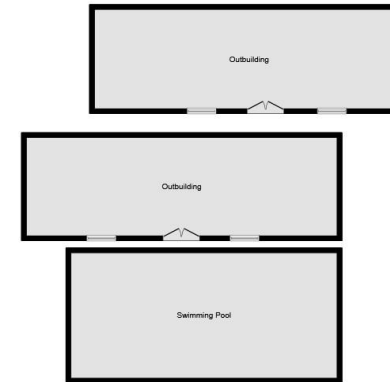




**Ground Floor**



**First Floor**



**Outbuilding**

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Tenure: Freehold

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