



Malthouse Lane

Earlswood, Solihull

- A Beautiful Two Double Bedroom Semi-Detached Property
- Extended Open Plan Family Kitchen/Diner
- Spacious Lounge
- Utility Room with Guest W.C
- En-Suite Shower Room & Family Bathroom
- Delightful Gardens Backing onto Earlswood Lakes

Offers Over £425,000

Current EPC Rating - C
Current Council Tax Band - C





Property Description

A stunning and immaculately presented two bedroom (originally three) semi-detached property being substantially improved and extended by the current vendor. The property offers beautifully appointed accommodation throughout including two double bedrooms, re-fitted family bathroom and a superb re-fitted en-suite shower room, which could readily be converted back to provide a third bedroom if required. Further accommodation includes a welcoming lounge, impressive open-plan kitchen/family room and utility with guest W.C. Externally, the property benefits from a substantial rear garden backing onto Earlswood Lakes



Rooms & Measurements

Lounge to Front 4.11m x 4.17m (13'6" x 13'8")

Superb Open Plan Kitchen/Family Room 6.32m x 4.67m (20'9" x 15'4")

Utility & W.C 3.1m x 1.22m (10'2" x 4'0")

Bedroom One to Rear 3.76m x 3.17m (12'4" x 10'5")

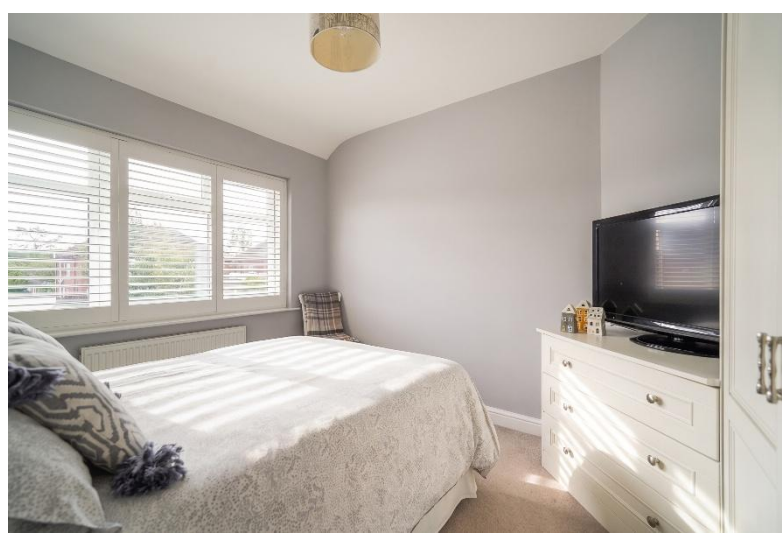
En-Suite Shower Room

Bedroom Two to Front 3.48m x 2.9m (11'5" x 9'6")

Family Bathroom to Front 2.62m x 2.16m (8'7" x 7'1")

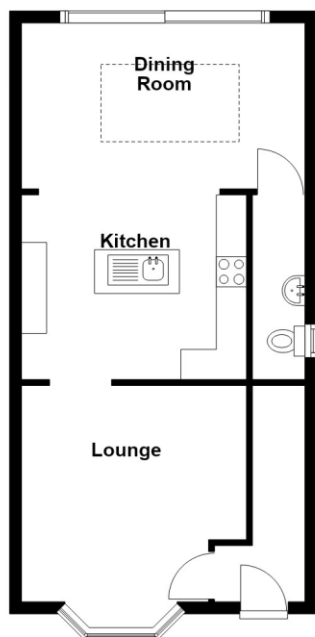
Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – C



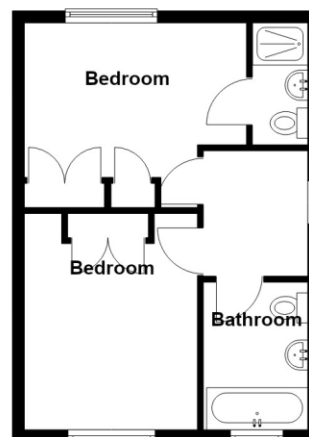
Ground Floor

Approx. 45.5 sq. metres (489.8 sq. feet)



First Floor

Approx. 31.8 sq. metres (342.6 sq. feet)



Total area: approx. 77.3 sq. metres (832.4 sq. feet)

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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.