

DRAKES

ESTATE AGENTS



Norton Lane, Earlswood, B94 5LT

£800,000

- An Impressive Detached Family Home
- Four Double Bedrooms
- Three Reception Rooms
- Large Orangery
- Dining Kitchen
- Four Piece Family Bathroom
- En-Suite Shower Room
- Ample Off Road Parking & Double Garage
- Large Rear Garden With Log Cabin
- Open Views To Front & Rear



SCAN TO VIEW
VIRTUAL TOUR

3 Drakes Cross Parade, Hollywood, Birmingham B47 5HD

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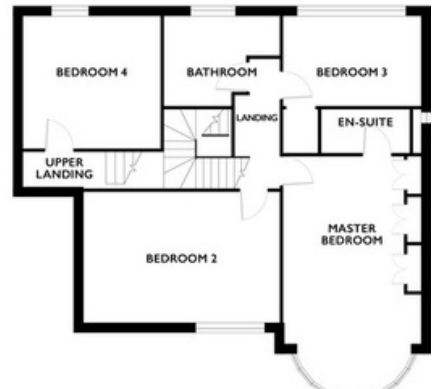
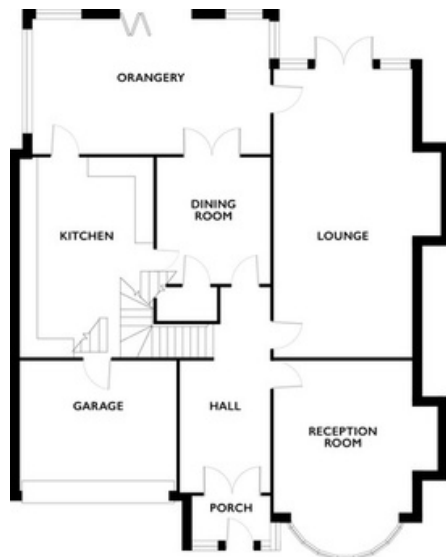
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- Enclosed Porch
- Welcoming Entrance Hall
- Sitting Room to front - 5.2m x 3.7m (17'0" x 12'2")
- Lounge to rear - 7.72m x 3.73m (25'3" x 12'2")
- Breakfast Room to rear - 3.35m x 3.02m (10'9" x 9'9")
- Dining Kitchen to rear - 5.53m x 3.6m (18'1" x 11'8")
- Large Orangery - 6.4m x 3.64m (20'9" x 11'9")
- Bedroom One to front - 6.41m x 3.73m (21'0" x 12'2")
- En-Suite Shower Room - 2.34m x 1.15m (7'6" x 3'7")
- Bedroom Two to front - 5.26m x 3.35m (17'2" x 10'9")
- Bedroom Three to rear - 3.73m x 3.55m (12'2" x 11'6")
- Bedroom Four to rear - 3.72m x 3.03m (12'2" x 9'9")
- Four Piece Family Bathroom to rear - 3.06m x 2.75m (10'0" x 9'0")
- Double Garage - 4.64m x 3.5m (15'2" x 11'4")
- Large Rear Garden

An impressive detached family home in a sought after location benefitting from open views to front and rear, four double bedrooms, three reception rooms, dining kitchen, large orangery, four piece family bathroom, en-suite shower room, double garage, off road parking and a large rear garden with log cabin.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



COUNCIL TAX BAND: G
 EPC Rating: D
 Tenure: Freehold

The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

The information provided by Drakes Estate Agents do not constitute part or all of an offer or contract, the measurements are supplied for guidance only and as such must be considered incorrect, we have not tested any appliances, fittings, services or equipment or and we ask all potential buyers to check the working of any appliances and the measurements before committing to any expenses. Some properties may have been staged for marketing purposes using AI (artificial intelligence). For Money Laundering purposes we will request any potential buyer at offer stage to provide proof of identity before negotiation takes place. Drakes Estate Agents do receive a small referral fee from some Conveyancing Solicitors & Mortgage Brokers which is on a case-by-case basis, and is subject to a minimum referral fee of £50.