



smarthomes

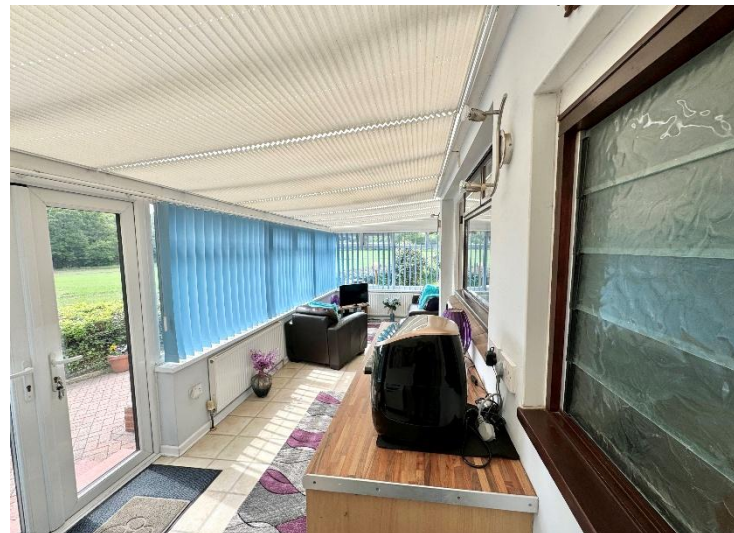
Wood Lane

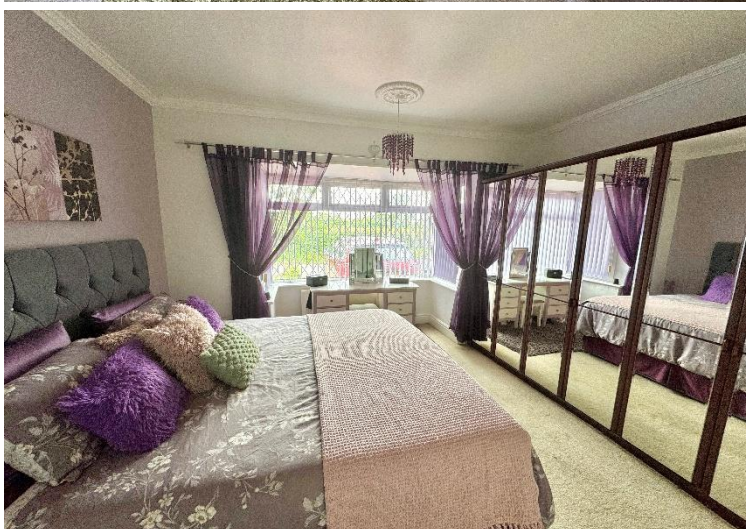
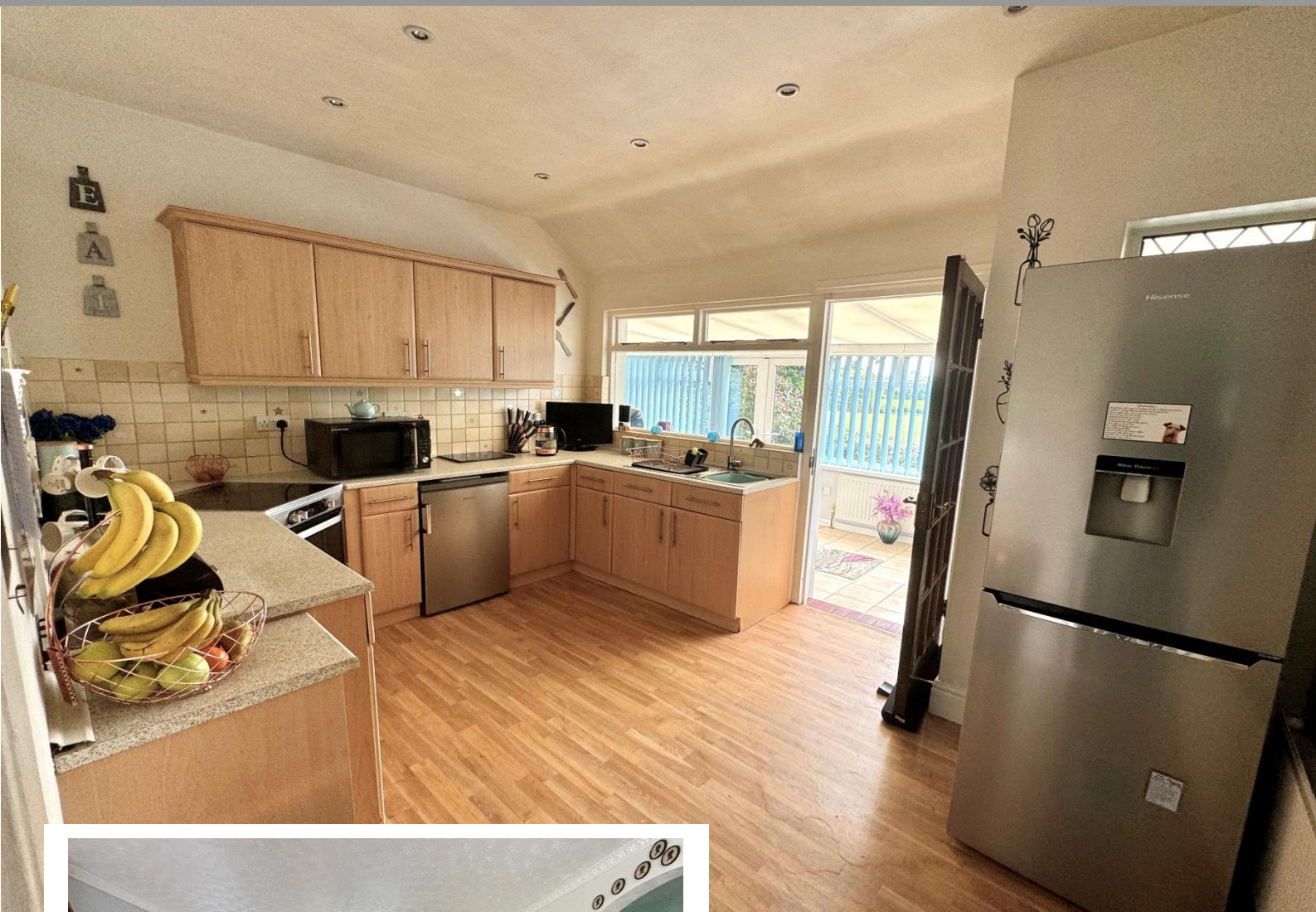
Earlswood, Solihull

- A Spacious Detached Bungalow
- Two Double Bedrooms
- Large Triple Aspect Lounge Providing Ideal Conversion For Third Bedroom
- Generous Plot Ideal For Extension STPP

£550,000

Current EPC Rating 62 (D)
Current Council Tax Band D





Property Description

A substantial detached bungalow set on a generous plot with potential for conversion or extension STPP benefitting from; two double bedrooms, two shower rooms, triple aspect lounge diner, breakfast kitchen, conservatory, stunning open views to all aspects and South/Westerly facing garden



Rooms & Measurements

Large Entrance Hall

Triple Aspect Lounge Diner - 26' 6" x 17' 5" max (8.08m x 5.31m)

Breakfast Kitchen - 13' 0" x 10' 2" (3.96m x 3.1m)

Conservatory - 7' 0" x 24' 8" (2.13m x 7.52m)

Shower Room - 5' 3" x 5' 11" (1.6m x 1.8m)

Bedroom Two to Front - 11' 10" x 8' 4" (3.61m x 2.54m)

Shower Room - 8' 2" x 4' 10" (2.49m x 1.47m)

Bedroom One to Front - 14' 10" x 11' 6" (4.52m x 3.51m)

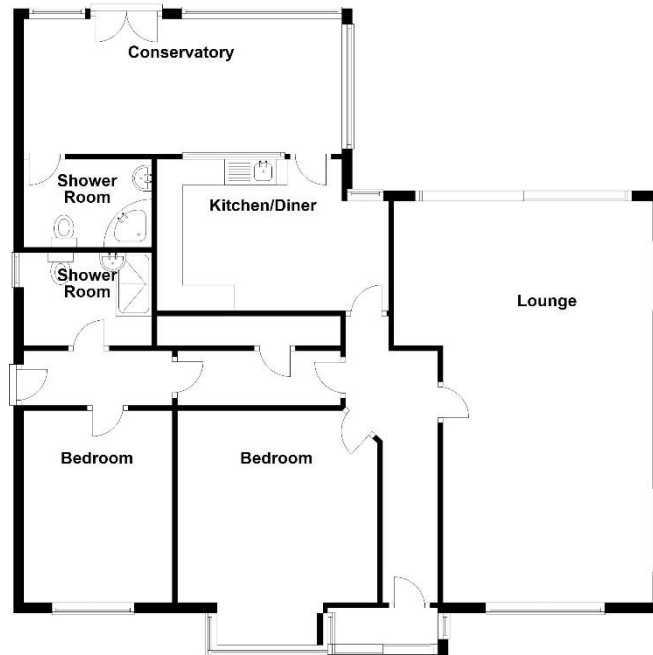
Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. 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 - E



Ground Floor



Total area: approx. 119.8 sq. metres (1289.6 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.