



smarthomes

## Shutt Lane

Earlswood, Solihull

- A Beautifully Presented Dormer Bungalow
- Five Bedrooms
- Stunning Open Plan Kitchen/Breakfast/Family Room
- Conservatory
- Superb Annex With Kitchen & Shower Room
- Detached Double Garage

**OIRO £990,000**

Current EPC Rating 65 (D)  
Current Council Tax Band F





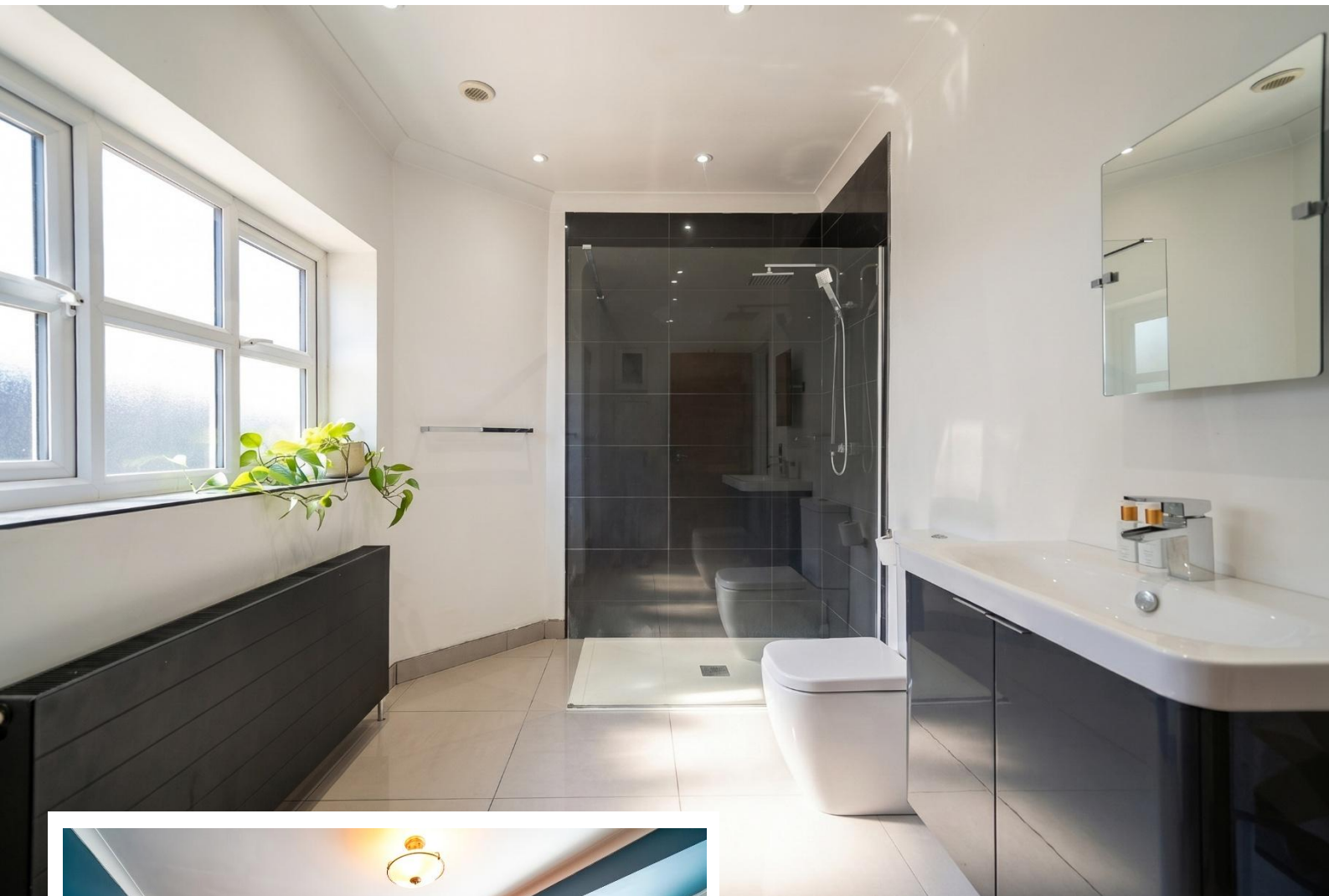
## Property Description

A beautifully well presented dormer bungalow briefly affording five bedrooms, ground floor en suite and shower room and family bathroom to first floor, beautiful open plan kitchen/breakfast/family room, conservatory, superb annex to rear with kitchen and shower room, delightful rear garden with outside living space and access to annex to rear, open fields to front and rear, detached double garage and ample off-road parking

### 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 vendor  
Current council tax band – F



### Rooms & Measurements

Bedroom One to Front - 4.4m (into bay) x 3.6m (14'5" x 11'9")

Bedroom Two to Front - 4.7m (into bay) x 3.5m (15'5" x 11'5")

En Suite Shower Room to Front

Bedroom Three - 3.3m x 3.7m (10'9" x 12'1")

Shower Room to Side - 4m x 2.2m (13'1" x 7'2")

Utility Room to Side - 2.7m x 2.7m (8'10" x 8'10")

Open Plan Kitchen/Breakfast/Family room - 8.5m x 7.2m (27'10" x 23'7")

Conservatory to Rear - 3.1m x 2.3m (10'2" x 7'6")

Bedroom Four to Rear - 5.1m x 3.2m (16'8" x 10'5")

Bedroom Five to Front - 4.9m x 3m (16'0" x 9'10")

Four Piece Family Bathroom to Side - 3.1m x 2.5m (10'2" x 8'2")

Annex to Rear - 9.9m x 5.3m (32'5" x 17'4")

Detached Double Garage - 5m x 5.8m (16'4" x 19'0")



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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 and 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.