



EARLES
TRUSTED SINCE 1935



293 Lugtrout Lane,
Catherine-De-Barnes, Solihull, B91 2TW
Offers Over £700,000

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

Situated on a popular lane in the semi-rural village of Catherine-de-Barnes, this detached dormer bungalow enjoys open views on both sides and offers a peaceful yet convenient location, being within close proximity to the amenities of Knowle High Street and Solihull Town Centre. The property has recently been renovated by the current owners and provides stylish and versatile accommodation, ideal for modern family living.

Knowle has an excellent range of independent shops and cafes/restaurants, while Solihull boasts a larger selection of amenities to include; the renowned Touchwood shopping centre and Tudor Grange leisure centre with state-of-the-art gym, 8-lane swimming pool, sports hall, indoor tennis courts and park. In both locations, there are schools to suit all age groups, including public and private schools for boys and girls. The nearest railway station ("Solihull") provides direct trains to Birmingham City Centre, London Marylebone, Stratford-upon-Avon, and Worcester. In addition, the National Exhibition Centre (NEC) and Birmingham International Airport (BHX) are within an approximate 10-minute drive, while the M42 (J6) provides fast links to the M5, M6 and M40 motorways.



Introduction

This property is set back from the road behind a block paved in-and-out driveway, which provides parking for multiple vehicles. To the ground floor, the entrance hall gives access to the sitting room with a log burner and double doors that lead to the open plan living/dining room, which benefits from sliding doors that open onto the private rear garden. From the dining area, entrance can be gained to the utility room, which is fitted with a range of storage units and offers space for a washing machine and tumble dryer, and in turn, leads to the boiler room. The utility room also gives access to a substantial office, which is currently being used for storage and benefits from a door that leads to the garden. The inner hallway is fitted with ample storage units and gives access to the first floor, via an open tread staircase, together with the fully fitted downstairs shower room and dining kitchen, which has an array of integrated appliances and double aspect windows. The dining kitchen also has independent access via a side porch. Back from the entrance hall, doors open into two good-sized bedrooms, one of which has an en-suite shower room. To the first floor, there are two additional bedrooms and a well fitted family bathroom. Outside, at the rear of the property, there is a large private garden, which is mainly laid-to-lawn with a raised paved patio area, all of which is bound by wooden panelled fencing.

The front door, with obscure glazed panels to either side, opens into:

GROUND FLOOR

Entrance Hall

Sitting Room

15'1" x 14'4" (4.62m x 4.38m)

Open Plan Living/Dining Room

18'7" (max) x 12'11" (max)/15'1" (min) x 9'7" (min) (5.68m (max) x 3.95m (max)/4.62m (min) x 2.94m (min))

Utility Room

13'10" x 11'9" (4.24m x 3.60m)

Office

13'6" x 12'11" (4.12m x 3.95m)

Boiler Room

13'6" x 9'7" (4.12m x 2.94m)

Inner Hallway

Shower Room

10'0" x 7'9" (3.07m x 2.37m)

Dining Kitchen

15'0" x 12'11" (4.58m x 3.95m)

Side Porch

Bedroom One

11'4" x 11'0" (3.46m x 3.36m)

En-Suite Shower Room

Bedroom Two

12'11" x 10'4" (3.96m x 3.15m)

FIRST FLOOR

Landing

Bedroom Three

12'1" x 12'1" (3.70m x 3.70m)

Bedroom Four

12'1" x 10'1" (3.70m x 3.09m)

Family Bathroom

Rear Garden

Additional Information

Broadband and Mobile:

Superfast broadband speed is available in the area, with a predicted highest available download speed of 66 Mbps and a predicted highest available upload speed of 16 Mbps. Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone), with EE being rated 'Good outdoor', O2 and Three being rated 'Variable outdoor', and Vodafone being rated 'Good outdoor and in-home'. For more information, please visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Solihull Metropolitan Borough Council - Band F

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Flood Risk:

This location is in 'Flood Zone 1' (Low Probability). For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>.

Services:

Mains electricity and water are connected to the property, while drainage is to a private system. The heating is via an oil-fired central heating boiler.

Tenure:

The property is Freehold and vacant possession will be given upon completion of the sale.

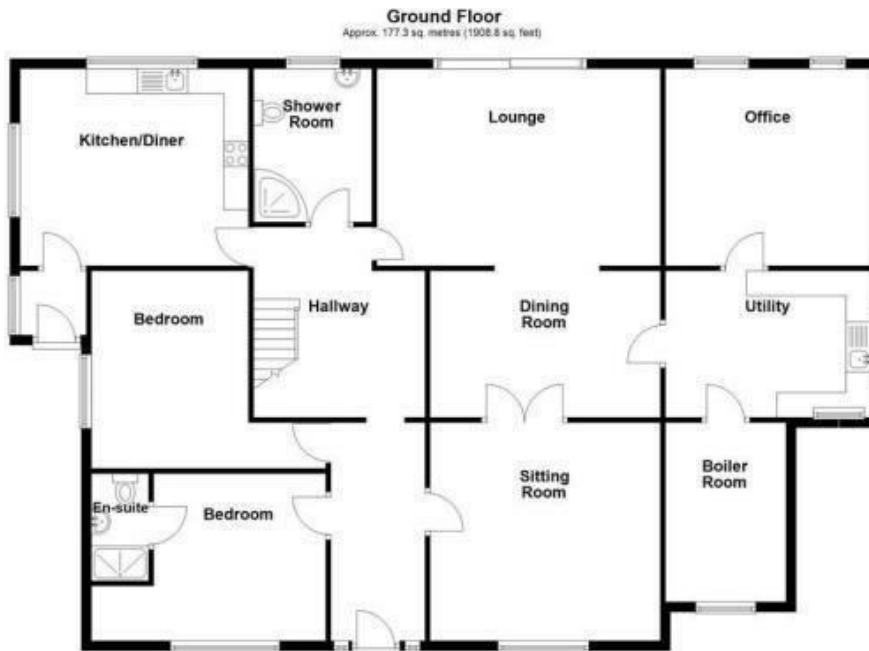
Viewing:

Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

Earles is a Trading Style of 'John Earle & Son LLP' Registered in England. Company No: OC326726 for professional work and 'Earles Residential Ltd' Company No: 13260015 Agency & Lettings. Registered Office: Carleton House, 266 - 268 Stratford Road, Shirley, West Midlands, B90 3AD.







Total area: approx. 215.0 sq. metres (2313.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		67	43
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

