



smarthomes

Wood Lane

Earlwood, Solihull, B94 5JL

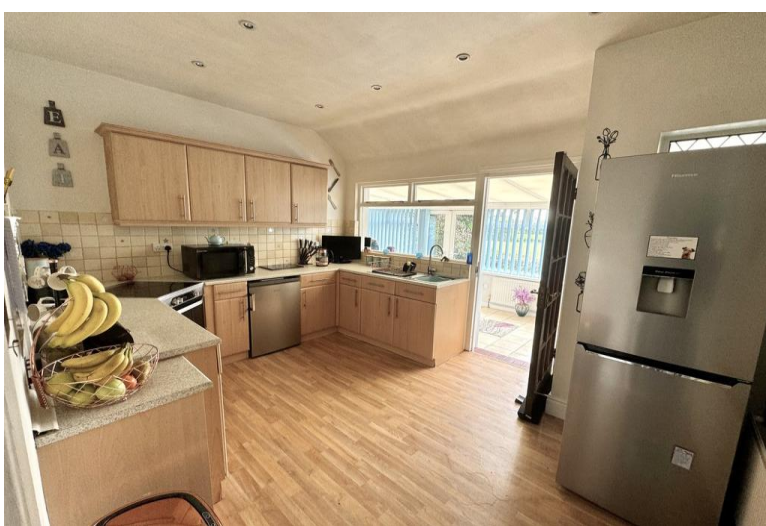
- A Spacious Detached Bungalow
- Two Double Bedrooms
- Two Shower Rooms
- Superb Open Views To All Aspects
- Substantial South Facing Rear Garden
- Large Triple Aspect Lounge Providing Ideal Conversion For Third Bedroom

£625,000

EPC Rating 62

Current Council Tax Band E





Property Description

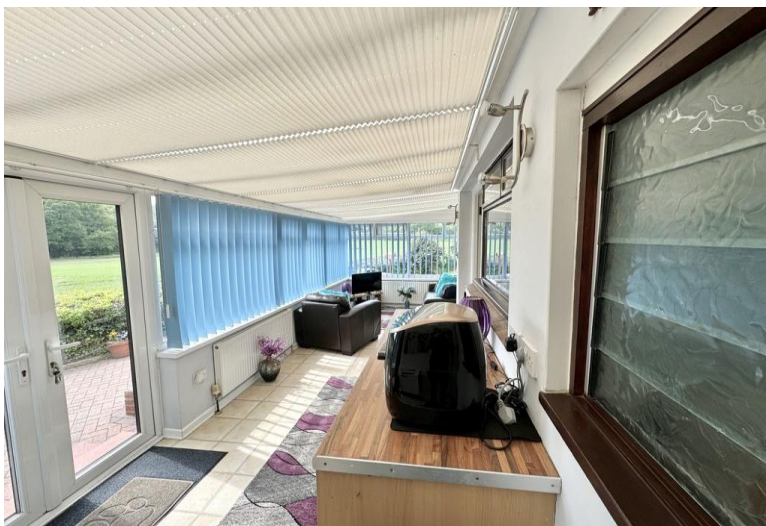
The property benefits from beautiful open views to the front and is set back from the road behind a block paved driveway providing off road parking extending to UPVC double glazed door leading into

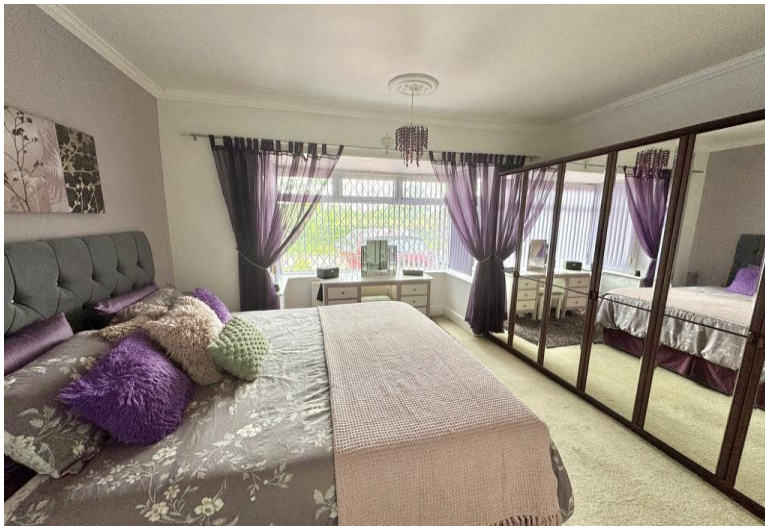
Enclosed Porch

With double glazed windows, tiled flooring, lighting and oak door with glazed inserts leading through to

Large Entrance Hall

With radiator, ceiling light point and feature archway leading through to





Triple Aspect Lounge Diner

26' 6" x 17' 5" max (8.08m x 5.31m) Offering easy conversion to lounge and separate third bedroom with double glazed windows to front and side elevations, double glazed sliding patio doors leading out to the rear garden and providing superb unbroken views, two radiators, feature brick chimney breast with quarry tiled hearth and recessed shelving, ceiling light points with decorative roses and wall lighting



Breakfast Kitchen

13' 0" x 10' 2" (3.96m x 3.1m) Being fitted with a range of wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, freestanding Hotpoint cooker, space and plumbing for dishwasher, space for fridge freezer, radiator, spot lights to ceiling, wood effect flooring, window to rear and glazed door leading into



Conservatory

7' 0" x 24' 8" (2.13m x 7.52m) With double glazed windows, polycarbonate roof, double glazed French doors leading out to the rear garden, two radiators, tiled flooring, wall lighting, utility area with space and plumbing for washing machine and door leading into



Shower Room

5' 3" x 5' 11" (1.6m x 1.8m) Being fitted with a three piece white suite comprising of; corner shower cubicle with electric shower, low flush WC and pedestal wash hand basin with complementary tiling to water prone areas, radiator and light point

Inner Hallway

With inset down-lighters, storage cupboard, radiator and doors leading off to

Bedroom Two to Front

11' 10" x 8' 4" (3.61m x 2.54m) With double glazed window providing open views to front, radiator, ceiling light point and hard-wiring for wall mounted television



Shower Room

8' 2" x 4' 10" (2.49m x 1.47m) Being re-fitted with a three piece white suite comprising of; over-sized shower enclosure with thermostatic rainfall shower and additional shower attachment, low flush WC and floating contemporary vanity wash hand basin with complementary tiling to walls and floor, obscure double glazed window to side, ladder style radiator, illuminated vanity mirror and wall mounted Ideal boiler



Bedroom One to Front

14' 10" x 11' 6" (4.52m x 3.51m) With double glazed bay window providing open views to front, radiator and ceiling light point

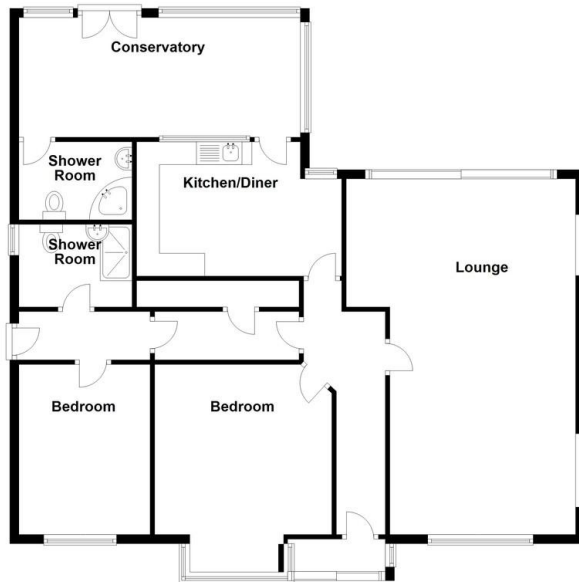
Substantial South Facing Rear Garden

Having superb open views and being mainly laid to lawn with large paved patio and a variety of mature shrubs, trees and bushes

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)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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 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.