DRAKES ESTATE AGENTS



Malthouse Lane, Earlswood, B94 5SD

£725,000

- An Exceptionally Spacious Detached Bungalow Study & Utility
- Three Double Bedrooms
- Lounge
- Impressive Dining Kitchen
- Breakfast Room

- Ensuite Wet Room
- Family Bathroom
- Generous Southerly Aspect Rear Garden
- Gated Access to Driveway & Carport



VIRTUAL TOUR

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Lounge to rear - 5.77m x 3.33m (18'11" x 10'11")

Kitchen to rear -8.36m x 3.28m (27'5" x 10'9")

Breakfast Room to side - 2.79m x 2.34m (9'2" x 7'8")

Study to front $-2.72 \text{m} \times 2.31 \text{m} (8'11'' \times 7'7'')$

Utility room $-2.34m \times 2.18m (7'8" \times 7'2")$

Bedroom One to front $\,$ - 5.18m x 3.23m (17'0" x 10'7"including fitted

wardrobes)

Bedroom Two to side

Bedroom Three to side - 3.4m x 2.41m (11'2" x 7'11")

Ensuite to front - 3.28m x 5.26m (10'9" x 17'3" Max)

Bathroom to side - 2.24m x 2.01m (7'4" x 6'7")

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80)	74	
(55-68)		
(39-54)		
(21-38)		
(1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directiv 2002/91/E	

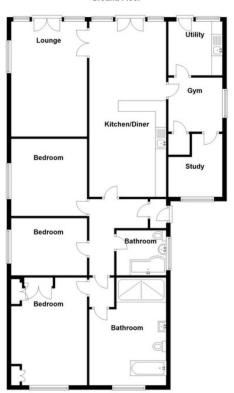
COUNCIL TAX BAND: F EPC Rating: C

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.

An exceptionally spacious, extended and beautifully presented detached bungalow located in a desirable semi-rural location. The accommodation briefly affords a reception hall, lounge, impressive dining kitchen, breakfast room, study, utility room, three double bedrooms, ensuite wet room/bathroom, further family bathroom, generous rear garden with a southerly aspect, carport and a gated driveway providing off-road parking.

Ground Floor



Total area: approx. 143.8 sq. metres (1548.2 sq. feet)

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. 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