



Malthouse Lane, Earlswood, Solihull, B94 5SD

Guide Price £675,000

Hawkins & Patterson
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Located in a coveted area, this property is conveniently close to the picturesque Earlswood Lakes, perfect for leisurely walks or enjoying nature's serenity. Nearby, you'll also find the charming Earlswood craft centre and an popular ice cream shop.

The property offers easy access to the motorway network via the M42 and M40, making commuting a breeze. For those who prefer public transportation, The Lakes train station is just a 2-minute walk away, providing easy access to Stratford upon Avon and Birmingham City Centre.

The highlight of this property is undoubtedly the wonderful large private rear garden with numerous gardens sheds, a green house and your own covered bar and BBQ area.

Standing back from the road behind electric wooden gates with a block paved driveway offering ample parking space, there is a tandem length covered car port to the side, external power points, light and water tap. Access is gained via a hardwood entrance door leading to;

INTERNAL PORCH

Solid wood flooring and part glazed door to;

ENTRANCE HALL

Solid wood flooring throughout, radiator and Oak four panel doors leading to;





EXTENDED KITCHEN/ DINING ROOM

An extensive range of fitted, base wall and drawer units with butcher block work surfaces and breakfast bar. Integrated dishwasher, space for America style fridge freezer and Range cooker which both are available via separate negotiation. Wine fridge, bottle rack and built in wood trays. Ceramic sink drainer unit with pull out mixer tap, tiled splash backs and under unit lighting. Solid wood floor, radiator with decorative cover, double glazed French doors to the patio and doors off utility and

ATTRACTIVE LIVING ROOM

Solid wood flooring, feature freestanding wood burner, two radiators with decorative covers and double glazed French doors with side windows to the patio.

UTILITY ROOM

Amtico flooring, double glazed door and side window to the patio, fitted base and wall units, butcher block worktop, stainless steel sink drainer, tiled splashbacks and extractor fan.

GYM AREA/ WORK AREA

Amtico flooring, double glazed window to side, storage cupboard and door to;

STUDY

Double glazed window to front, radiator, wall mounted cupboards and solid wood flooring.





MASTER BEDROOM SUITE

Double glazed window to front, radiator, fitted bedroom suite with ample wardrobes, hanging rails and shelving, bedside cabinets, fitted headboard and door to;

LARGE ENSUITE BATH/ WET ROOM

Frosted double glazed window to front, radiator and extractor, tiled walls and flooring. White suite with WC, wash basin. Gemini specialist variable height bath with built rise and lowering platform seat. wet room area with frosted shower screens and thermostatic shower and wall mounted fold down seat.

BEDROOM TWO

Double glazed window to side and radiator.

BEDROOM THREE

Double glazed window to side and radiator.

BATHROOM

Frosted double glazed window to side, white suite with WC, vanity unit with wash basin, shower bath and thermostatic shower over, tiled walls and flooring.

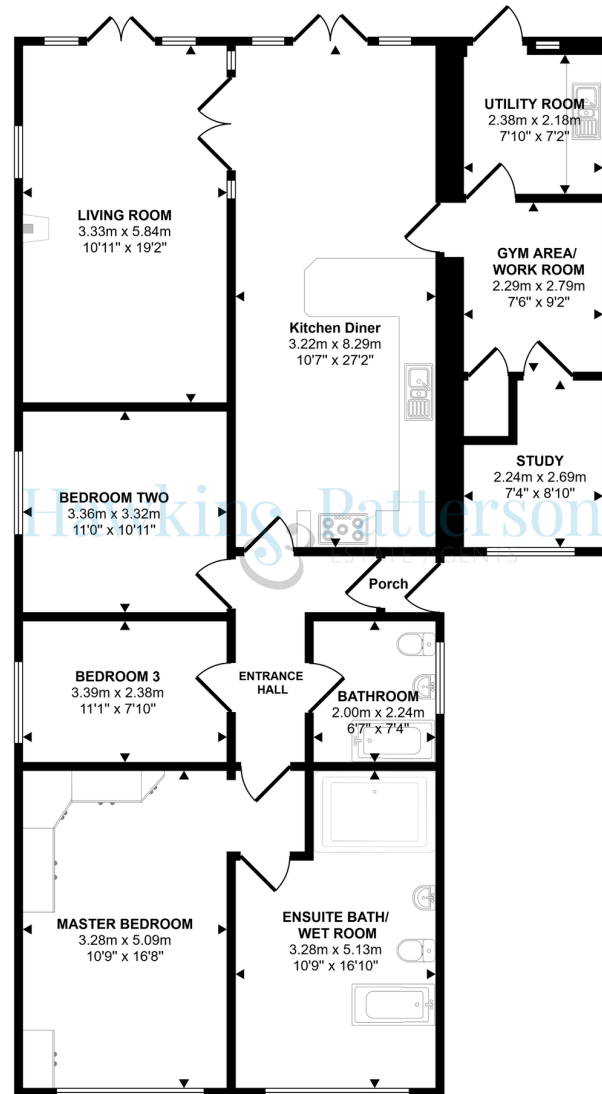
REAR GARDEN

The highlight of this property is undoubtedly the wonderful large private rear garden with three gardens sheds, summer house, green house and 'The Malthouse Bar' your own home covered bar and BBQ area. There are well stocked flower and shrubbery beds, laid lawn and wheel chair friendly paved paths all the way around the garden with raised vegetable beds to the rear. There is external power points, lighting and power to all sheds and summer house.





Approx Gross Internal Area
136 sq m / 1467 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.