Peter Clarke

Norton Lane

Earlswood

TOYS

Norton Lane

Earlswood B94 5LT

Beautifully presented extended detached home situated in a very popular semi rural location with open field to the front and a delightful rear garden. Four bedrooms, two ensuites, family bathroom, attractive lounge, study, superb open plan kitchen/ diner/ family room, utility and long garage.

- Extended detached family home
- Four bedrooms
- Two ensuite & Bathroom
- Attractive lounge
- Stunning kitchen/ family room

£825,000

Peter Clarke

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This beautifully presented detached freehold residence stands prominently on a one third of an acre plot set well back from the road behind a deep lawned foregarden and tarmacadam driveway with ample parking for several cars. The property has stunning views over open fields and countryside to the front, a private and well established garden which extends to over 200ft at the rear. Earlswood is set in delightful greenbelt countryside, with country inns, local shops and a railway station which links Birmingham with Stratford Upon Avon. Solihull town centre is within six miles and provides excellent social, shopping and recreational facilities whilst the local M40 and M42 lead to the Midlands motorway network, centres of comer and culture, NEC and International Airport and railway station.

ENTRANCE HALL Access is gained via an attractive double glazed entrance door leading to the entrance hall, karndean flooring, stairs off to the first floor, LED downlights and doors off to;

GUEST WC Feature tiled walls and flooring, built in mirror, white suite villeroy and boch Wc, vanity unit with wash basin.

CLOAKROOM Walk-in cloakroom with hanging pegs and plenty of space for storage.

STUDY 11' 5" x 7' 4" (3.48m x 2.24m) Double glazed window to the front and laminate flooring.

ATTRACTIVE LOUNGE 16' 6" x 11' 5" (5.03m x 3.48m) Double glazed window to front, laminate flooring, feature log burner.

OPEN PLAN KITCHEN/ DINER/ FAMILY ROOM 25' 6 max" x 26' 9" (7.77m x 8.15m) LED downlights, Bi-fold doors to the rear garden, karndean flooring, Double glazed roof lantern, Door to access utility and garage. The kitchen area has a range of gloss front, base, wall and drawer units, granite worktops, inset sink with waste disposal, instant boiled water tap and filtered cold water, integrated dishwasher, twin ovens, combi oven, two warming drawers, full fridge and separate freezer.

UTILITY ROOM 8' 7" x 8' 6" (2.62m x 2.59m) The utility is accessed via the kitchen through the inner lobby with a useful store cupboard off. Fitted gloss fronted base, wall and drawer units, worktops over, sink drainer unit, double glazed window to rear, plumbing for washing machine, LED downlights and space for appliances.

BEDROOM ONE 18' 7 max/ 12'5 min" x 11' 5 inc wardrobes" (5.66m x 3.48m) Double glazed window with delightful views to front, fitted wardrobes with sliding mirror fronted doors and door to;

ENSUITE SHOWER ROOM 8' 7" x 5' 2" (2.62m x 1.57m) Feature tiled walls and flooring, walk-in shower with glazed shower screen, thermostaic showerDouble glazed window to side, LED downlights, fitted vanity units incorporating a Wc and wash basin.

BEDROOM TWO 10' 6" x 9' 5" (3.2m x 2.87m) Double glazed window to front with delightful views, double wardrobe and door to;

ENSUITE SHOWER ROOM 6 6' 1" x 5' 1" (1.85m x 1.55m) Corner shower cubide with thermostatic shower, tiled walls and flooring, Wc, wall mounted drawers and wash basin, double glazed window to side.

BEDROOM THREE 10' 9" x 8' 5" (3.28m x 2.57m) Double glazed window overlooking the rear garden and built in wardrobes with sliding doors.

BEDROM FOUR 7' 5 min" x 7' 5" (2.26m x 2.26m) Double glazed window overlooking the rear garden.

FAMILY BATHROOM 8' 5" x 7' 9" (2.57m x 2.36m) White suite with Wc, pedestal wash basin, corner shower cubide and thermostatic shower, feature bath, wall mirror, double glazed window to rear, tiled walls and flooring.

GARAGE Up and over door to front, light and power, door to the inner lobby and door to the rear garden.

BEAUTIFUL REAR GARDEN Large patio area with raised flower beds, concealed lighting, steps down to a long lawned garden which extends to over 200ft, enjoying a private aspect to the rear with further paved seating area, selection of mature trees, hedges and boundaries.

GENERAL INFORMATION

TENURE: We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor all mains services are connected to the property. However, this must be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in **Band**

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: **TBC.** A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property (v) it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

Peter Clarke

Six offices serving South Warwickshire & North Cotswolds