

# DRAKES

ESTATE AGENTS



Malthouse Lane, Earlswood, B94 5SD

£710,000

- An Exceptionally Spacious Detached Bungalow
- Three Double Bedrooms
- Lounge
- Impressive Dining Kitchen
- Breakfast Room
- Study & Utility
- Ensuite Wet Room
- Family Bathroom
- Generous Southerly Aspect Rear Garden
- Gated Access to Driveway & Carport



SCAN TO VIEW  
VIRTUAL TOUR

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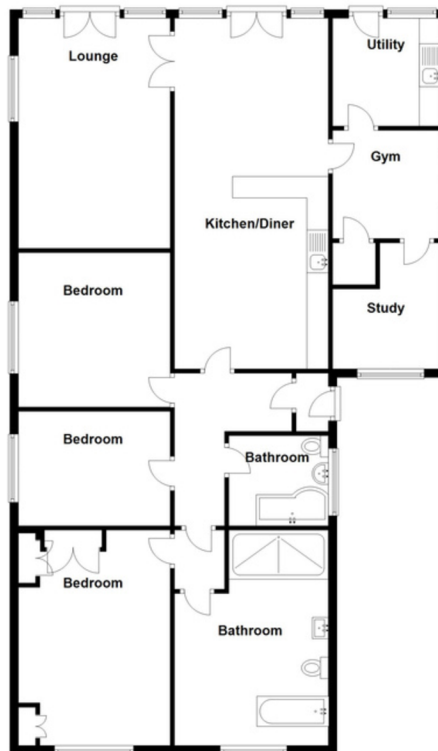




- Lounge to rear - 5.77m x 3.33m (18'11" x 10'11")
- Kitchen to rear - 8.36m x 3.28m (27'5" x 10'9")
- Breakfast Room to side - 2.79m x 2.34m (9'2" x 7'8")
- Study to front - 2.72m x 2.31m (8'11" x 7'7")
- Utility room - 2.34m x 2.18m (7'8" x 7'2")
- Bedroom One to front - 5.18m x 3.23m (17'0" x 10'7" 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")

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)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

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