



smarthomes

Shutt Lane

Earlswood, Solihull

- A Stunning Recently Constructed Four Bedroom Family Home
- Superb Open Plan Family Kitchen/Diner & Formal Lounge
- Landscaped Rear Garden & Ample Driveway Parking
- Two Luxury En-Suite Shower Rooms & Family Bathroom

£950,000

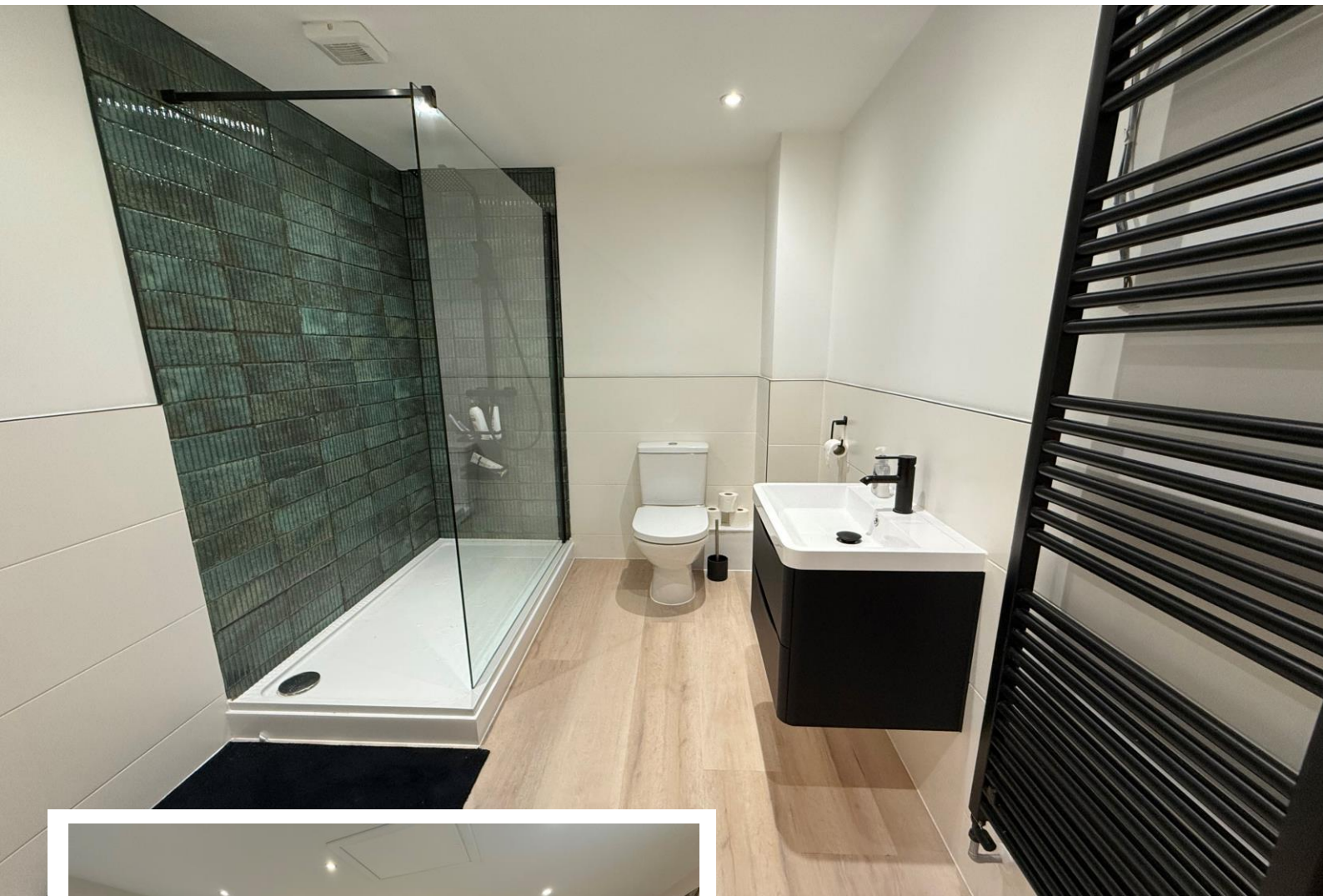
Current EPC Rating - C
Current Council Tax Band - F





Property Description

A stunning recently constructed detached family home situated in a delightful semi-rural location. The property benefits from the remainder of the builders 10 year guarantee, an air source boiler and offers spacious accommodation comprising a welcoming entrance hall, formal lounge, superb open plan family kitchen/diner, utility room, guest W.C, four double bedrooms across two floors, two luxury en-suite shower rooms, luxury family bathroom, landscaped garden and ample driveway parking with electronic gate



Rooms & Measurements

Spacious Lounge 4.11m x 3.53m (13'6" x 11'7")

Superb Open Plan Family Kitchen/Diner 5.87m x 4.39m (19'3" x 14'5")

Family Sitting Room 4.44m x 3.1m (14'7" x 10'2")

Utility Room 2.03m x 1.85m (6'8" x 6'1")

Guest W.C

Double Bedroom Two 5.56m x 4.11m (18'3" x 13'6")

En-Suite Shower Room 3.05m min x 2.03m (10'0" min x 6'8")

Double Bedroom Three 3.86m x 3.73m (12'8" x 12'3")

Double Bedroom Four 4.37m x 3.05m (14'4" x 10'0")

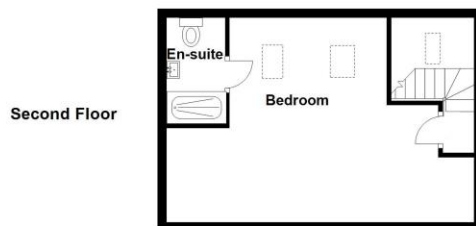
Luxury Family Bathroom 2.03m x 1.75m (6'8" x 5'9")

Extensive Master Bedroom 7.34m max x 4.65m max (24'1" max x 15'3" max)

Luxury En-Suite Shower Room

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – F



Total area: approx. 206.7 sq. metres (2225.3 sq. feet)

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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 are 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.