



Small Lane, Earlswood

Offers Over £1,350,000



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## Small Lane, Earlswood

Smart Homes are delighted to offer this rare and superb opportunity to purchase three versatile substantial detached buildings sat on an extensive plot of just under three acres. The properties consist of the original detached farm house with five double bedrooms, four reception rooms, four bath/shower rooms and a re-fitted breakfast kitchen. The two detached office buildings consist of a combined 11 offices, two kitchens and four guest W.C's. There is a garage/workshop, ample courtyard parking and extensive gardens and paddock land. The property benefits from no upward chain.





## Property Frontage

The property is accessed via automated side hung wooden gates leading to an extensive block paved courtyard providing ample off road parking and leading to three large detached buildings

## Main Farmhouse

Dating back to 1840 the farmhouse is accessed via a wooden front door leading into

## Enclosed Porch

With secondary glazed windows and an original leaded glazed door leading through to





## Entrance Hallway

With engineered oak flooring, light points, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to

## Triple Aspect Lounge

7.95m x 6.53m (26'1" x 21'5")

With exposed beams, secondary glazed windows, UPVC double glazed doors leading to gardens, oak flooring, ceiling spot lights and door to

## Re-Fitted Dual Aspect Breakfast Kitchen

8.36m x 3.58m (27'5" x 11'9")

Being re-fitted with a range of wall, drawer and base units with granite work surfaces over, inset sink and drainer unit with mixer tap and space for freestanding Range style cooker with extractor canopy over. Space and plumbing for dishwasher, space for fridge/freezer, tiled



## Inner Lobby

With stairs rising to first floor and doors to

## Study to Front

5.03m x 3.61m (16'6" x 11'10")

With secondary glazed window to front elevation, oak flooring, radiator and ceiling light point

## Utility Room

2.69m x 2.67m (8'10" x 8'9")

With pedestal wash hand basin, secondary glazed window to rear, tiled flooring, ceiling light point and door to



## Guest W.C

With low flush W.C

## Sitting Room to Front

4.11m x 2.87m (13'6" x 9'5")

With secondary glazed window to front elevation, radiator and exposed beams

## Dual Aspect Snug

4.17m x 2.84m (13'8" x 9'4")

With secondary glazed windows to front and side elevations, feature exposed brick fire surround, oak flooring, radiator and two ceiling light points





### Ground Floor Shower Room

Being fitted with a three piece white suite comprising of a fully tiled shower enclosure, pedestal wash hand basin, low flush W.C, ceiling light point and tiling to walls and floor

### Landing One

With exposed timbers, ceiling light point and doors leading off to

### Bedroom One to Front

4.32m x 3.58m max (14'2" x 11'9" max)

With double glazed window to front elevation, eaves storage, radiator, ceiling spot lights and door to



### En-Suite Bathroom to Side

Being fitted with a three piece suite comprising a roll top bath with thermostatic shower and glazed screen, pedestal wash hand basin and a low flush W.C. Ceiling extractor and secondary glazed window to side

### Dual Aspect Bedroom Two

4.29m x 3m (14'1" x 9'10")

With two secondary glazed windows to side, double glazed window to front, vanity wash hand basin and double wardrobe

### Bedroom Three to Side

3.68m x 3.25m (12'1" x 10'8")

With secondary glazed window to side, radiator and exposed beams



### Triple Aspect Family Bathroom

4.55m x 2.41m (14'11" x 7'11")

Being fitted with a four piece white suite comprising a roll top bath, fully tiled shower enclosure with thermostatic shower, floating wash hand basin and a low flush W.C. Tiling to water prone areas, secondary glazed windows, radiator and spot lights to ceiling

### Dual Aspect Bedroom Four

7.62m x 3.48m (25'0" x 11'5")

With double glazed windows to front, secondary glazed windows to rear, two radiators, vaulted ceiling, ceiling spot lights and door into

### Landing Two

With doors leading to

## Triple Aspect Bedroom Five

5.05m x 3.58m (16'7" x 11'9")

With double glazed windows to front and side, fitted wardrobes, stripped timber effect flooring and radiator

## Triple Aspect Shower Room

3.71m x 2.67m (12'2" x 8'9")

Being fitted with a three piece white suite comprising of a large shower enclosure with thermostatic shower and tiling to walls, floating wash hand basin, low flush W.C and secondary glazed window to three sides

## Office Annex One

Being accessed via double doors into





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