



- Viewings Recommended
- Semi-Rural Location
- Open Views to Rear
- Walking Distance to Earlswood Lakes

## 108 Malthouse Lane, Earlswood, B94 5SA

VIEWINGS RECOMMENDED at this tastefully presented family home which benefits from a LARGE GARDEN with OPEN VIEWS BEYOND. Conveniently located in the semi-rural sought after village of Earlswood, this property has easy access to a multitude of travel links and local amenities.



## Property Description

### DETAILS

In brief the property, that is within walking distance to Earlswood Lakes, affords porch, entrance hallway with under stairs cupboard, lounge with dining area and patio door opening out onto the rear garden and fitted kitchen with electric oven and hob and door leading through to the utility room which has plumbing for a dishwasher and washing machine.

To the first floor there are 2 double bedrooms, a single third and family bathroom.

### OUTSIDE

To the fore, the property has ample driveway parking leading up to the single garage. There is a large, private rear garden with open countryside views beyond. There is also a utility room that runs the length of the house.

### VIEWINGS

At short notice with DM & Co. Homes on 01564 777 314 or by email [sales@dmandcohomes.co.uk](mailto:sales@dmandcohomes.co.uk).





## GENERAL INFORMATION

Tenure: We are advised by the vendor that the property is Freehold with vacant possession upon completion. However, we would advise that you check this with your legal advisor before exchanging contracts.

Other Information: The property benefits from double glazing throughout, gas central heating and combination boiler.

Services: All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

Authority: Stratford on Avon District Council.

## OTHER SERVICES

DM & Co Homes are pleased to offer the following services:-

Residential Lettings: If you are considering renting a property or letting your property, please contact the office on 0121 775 0101.

Mortgage Services: If you would like advice on the best mortgages available, please contact us on 01564 777 314.

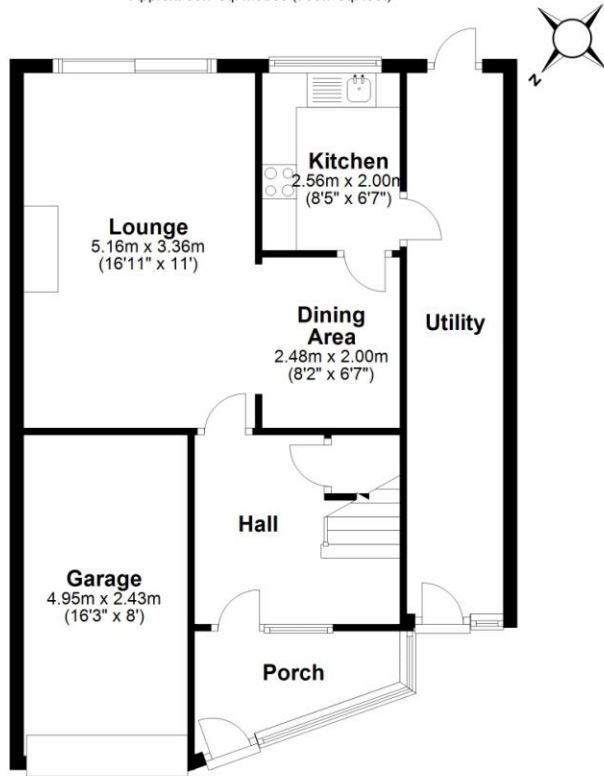
## WANT TO SELL YOUR PROPERTY?

Call DM & Co. Homes on 01564 777 314 to arrange your FREE no obligation market appraisal and find out why we are Solihull's fastest growing Estate Agency.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. 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.

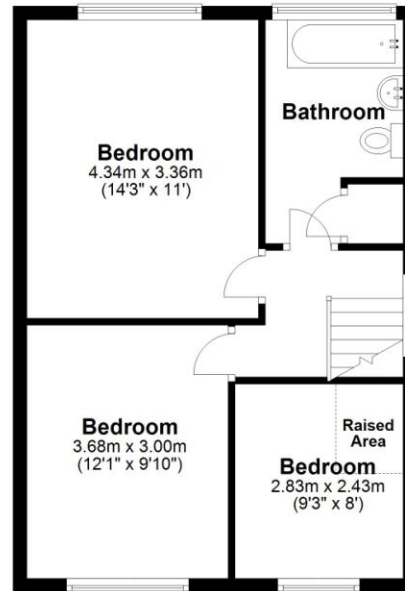
### Ground Floor

Approx. 65.7 sq. metres (706.7 sq. feet)



### First Floor

Approx. 44.6 sq. metres (479.8 sq. feet)



Total area: approx. 110.2 sq. metres (1186.5 sq. feet)

Please note this plan is for illustration purposes only, this is not intended to be a measured survey or comply with RICS guidelines. All measurements are approximate and should be checked by prospective buyers/tenants. No responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential	Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C		77	
(55-68) D				(55-68) D			
(39-54) E		57		(39-54) E	50		
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	