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YOUR PREMIUM AGENT

**261 Rumbush Lane  
Earlswood  
B94 5LX**

A beautifully presented five family bedroom home set behind electric gates with impressive gardens, heated swimming pool, sweeping in/out driveway and generous family living space.

## 261 RUMBUSH LANE

From the moment you arrive, this beautifully presented five bedroom home feels special. Set behind electric gates with an impressive in and out driveway, double garage and parking for around ten cars, it has the kind of frontage that immediately sets the tone. In the summer months, when the wisteria comes into bloom, the approach becomes even more striking, adding colour and character to an already attractive home.

Inside, the property has been designed with family life in mind, offering generous living spaces that feel both elegant and easy to live in. The hand painted kitchen opens into a superb L shaped living and dining area, creating a natural hub for cooking, gathering, relaxing and entertaining. Bi-fold doors connect this space directly to the patio, allowing the house and garden to work beautifully together.

The rear garden is a major part of the appeal, with a heated swimming pool, porcelain tiled patio, bar area and garden room creating a wonderful lifestyle setting. Whether it is summer afternoons by the pool, family celebrations, quiet evenings outdoors or day to day living with room for everyone, this is a home that offers space, comfort and a real sense of occasion without feeling overstated.







The ground floor is thoughtfully arranged for both family life and entertaining. From the welcoming hallway, you move through to a stunning hand painted kitchen with cream granite worktops and high quality Neff appliances and a Fisher & Paykel dishwasher. The kitchen flows naturally into a generous L shaped open plan living and dining space, with bi-fold doors from the dining area opening directly onto the patio.

The lounge area offers a relaxed everyday space and can also be accessed from the hallway, with a long, wide Italian log burner creating a striking focal point. To the rear of the kitchen is a fantastic sized utility room, along with a downstairs toilet and access into the integral garage. There is also a large formal lounge to the rear with a beautiful bay window and lovely views over the garden.

A further reception room is currently used as a playroom but could work equally well as a gym, cinema room or flexible family space.









Upstairs, a lovely glass and oak banister leads to a spacious landing, giving the first floor an open and well considered feel. There are five bedrooms in total, including a large principal bedroom with a Juliet balcony overlooking the beautifully landscaped garden. This room also benefits from its own en-suite bathroom, creating a calm and private space.

There are three further double bedrooms, all with built-in storage, making the layout ideal for a growing family or those needing guest space. The fifth bedroom is a neat single room with bespoke fitted units which would work equally well as a dressing room, nursery or home office.

A large family bathroom serves the remaining bedrooms and storage throughout the house is excellent, adding to the practical appeal of the home.

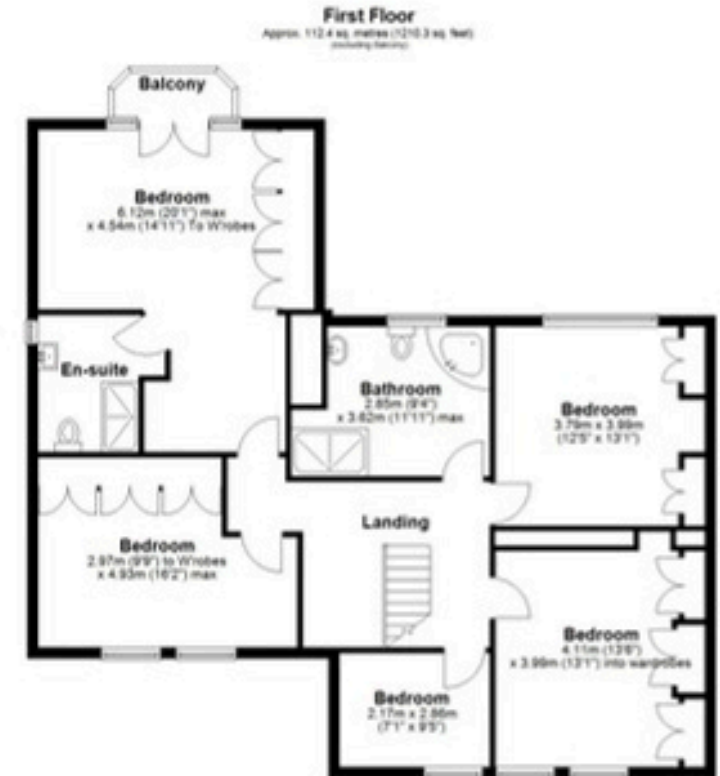






The outside space is the real highlight, offering an exceptional setting for family life and entertaining. A huge porcelain tiled patio surrounds the heated swimming pool, creating a brilliant area for summer days, outdoor dining and relaxed evenings with friends. There is plenty of room to sit, eat and entertain, further enhanced by a lovely bar area that makes the garden feel especially sociable. The landscaped gardens are beautifully kept and add to the overall sense of privacy and space. At the end of the garden is a garden room, ideal as a quiet retreat, home gym or work from home space. To the front, the in and out driveway is accessed via electric gates and provides parking for around ten cars, along with a double garage.





Main area: Approx. 271.5 sq. metres (2922.5 sq. feet)  
Plus garage approx. 20.6 sq. metres (223.0 sq. feet)

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (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>                  | 69      | 77        |
| EU Directive 2002/91/EC                     |         |           |

This floor plan is for illustration purposes only. It is not intended to be a measured/surveyed survey or comply with RICS guidelines. All measurements (including total floor area) are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own measurements. No responsibility is taken for any error, omission, or misstatement.  
Plan produced using Planity.

## FEATURES

- Immaculate Five Bedroom Detached Home
- Exceptional Presentation Throughout
- Electric In/Out Gated Driveway
- Parking For Ten Cars
- Separate Double Garage
- Hand Painted Kitchen
- Fabulous Open Plan Living Space
- Heated Swimming Pool
- Large Landscaped Rear Garden

**SIZE** Total - 2,922 sq ft

**TENURE** Freehold

**SOLIHULL METROPOLITAN BOROUGH COUNCIL – F**

## SERVICES

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

## BROADBAND

| <u>Type</u> | <u>Max download speed</u> | <u>Max upload speed</u> |
|-------------|---------------------------|-------------------------|
| Standard    | 15 Mbps                   | 1 Mbps                  |
| Superfast   | 80 Mbps                   | 20 Mbps                 |
| Ultrafast   | 2000 Mbps                 | 2000 Mbps               |

**Network in the area:** Netomnia, Openreach

## MOBILE

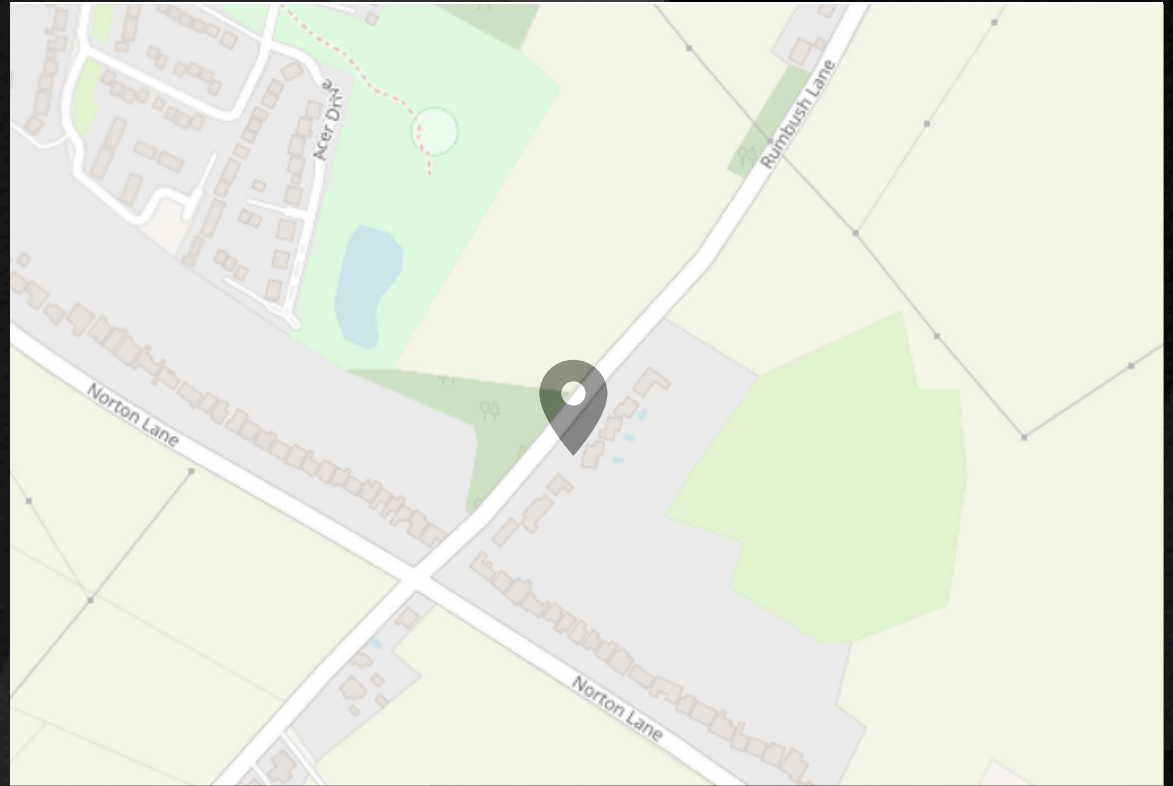
**Network in the area:** 02 - 78%, EE - 76%, Vodafone - 75%, 3 - 73%

**PARKING** Garage & Driveway Parking

**FLOOD RISK** No Risk

**COVENANTS** N/A

\*Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.\*



## LOCATION

Located in the sought after Earlswood area, the property is well placed for those wanting a more spacious, semi-rural setting while still being within easy reach of everyday amenities and transport links. Earlswood station is around 1km away, providing rail connections towards Stratford-upon-Avon and Kidderminster, while nearby road links make Solihull, Shirley and the wider motorway network easily accessible.

The area is known for its open green spaces, with Earlswood Lakes close by, along with local walks, woodland and countryside surroundings. Bills Wood and Bills Fisheries are also nearby, adding to the appeal for those who enjoy being outdoors

## VIEWING

Book a viewing with Sole Agents DM & Co. Premium by phone or email:

☎ 01564 777314 (option 4)  
@ premium@dmandcohomes.co.uk

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Call us on **01564 777314 (option 4)**

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