

**AP MORGAN**



**Norton Lane, Earlswood, Solihull**  
Asking Price £800,000

### Features:

- Sought After Area of Earlswood
- Large Detached Four Bedroom Family Home
- Private Driveway for Multiple Vehicles
- Tandem Double Garage
- Spacious Orangery
- Tudor Grange Catchment
- Huge Landscaped Garden with Added Log Cabin
- Great Access to Road Networks

### Description:

This impressive four-bedroom detached family home is presented in excellent condition throughout and benefits from underfloor heating, offering both comfort and contemporary living. The property boasts generous accommodation, including a spacious rear orangery and a tandem double garage, making it ideal for modern family life.

### Approach

The property is approached via a private driveway, providing ample off-road parking for multiple family vehicles and leading to the integral tandem garage. The attractive frontage offers a welcoming first impression and a sense of privacy.

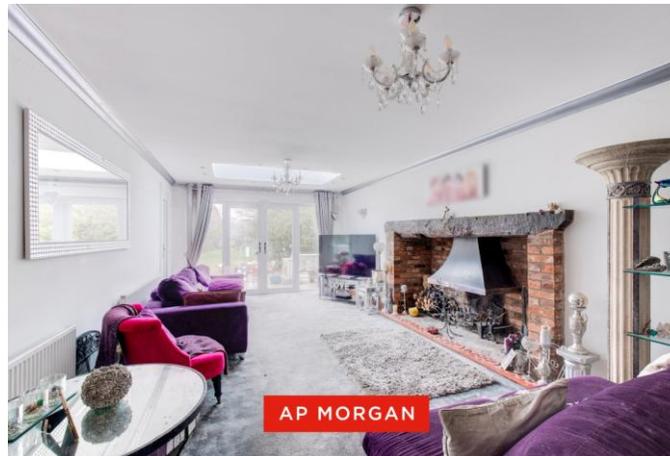
### Accommodation

Once inside, the well-planned interior briefly comprises a welcoming entrance hall, a stylish kitchen with adjoining dining room, a spacious lounge, an additional reception room, and a stunning rear orangery which floods the home with natural light and provides an ideal space for entertaining or family living. A circular glass wine cellar is a striking feature of the orangery and a real focal point allowing you to showcase your wine collection.

To the first floor, the property offers four well-proportioned bedrooms, including a master bedroom with en-suite facilities, along with a modern family bathroom.

### Outside

Moving outside, the property enjoys a landscaped rear garden with a patio area, perfect for outdoor dining and relaxation, while offering a good degree of privacy.



## Location

The property is conveniently located a short drive from Solihull Shopping Centres as well as Shirley High Street, offering a variety of shops, eateries, and local amenities. The home is also within Tudor Grange catchment with a free school bus available from Norton Lane. It is also well placed for major road networks, making it ideal for commuters.

## Details:

Porch

Hall

Reception Room 17'1" x 12'3" (5.2m x 3.73m) Both Max

Lounge 25'4" x 12'3" (7.72m x 3.73m)

Dining Room 11' x 9'11" (3.35m x 3.02m)

Kitchen 18'2" x 11'10" (5.54m x 3.6m)

Orangery 21' x 11'11" (6.4m x 3.63m)

Landing

Master Bedroom 21' x 12'3" (6.4m x 3.73m) Both Max

En-suite 7'8" x 3'9" (2.34m x 1.14m)

Bedroom 2 17'3" x 11' (5.26m x 3.35m)

Bedroom 3 12'3" x 11'8" (3.73m x 3.56m)

Bedroom 4 12'2" x 9'11" (3.7m x 3.02m)

Bathroom 10' x 9' (3.05m x 2.74m) Both Max

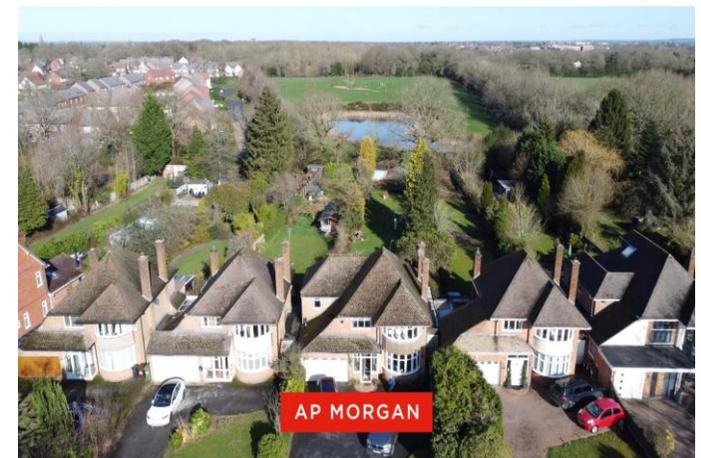
Garage 15'3" x 11'6" (4.65m x 3.5m)

EPC Rating: To be confirmed

Council Tax Band: G (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

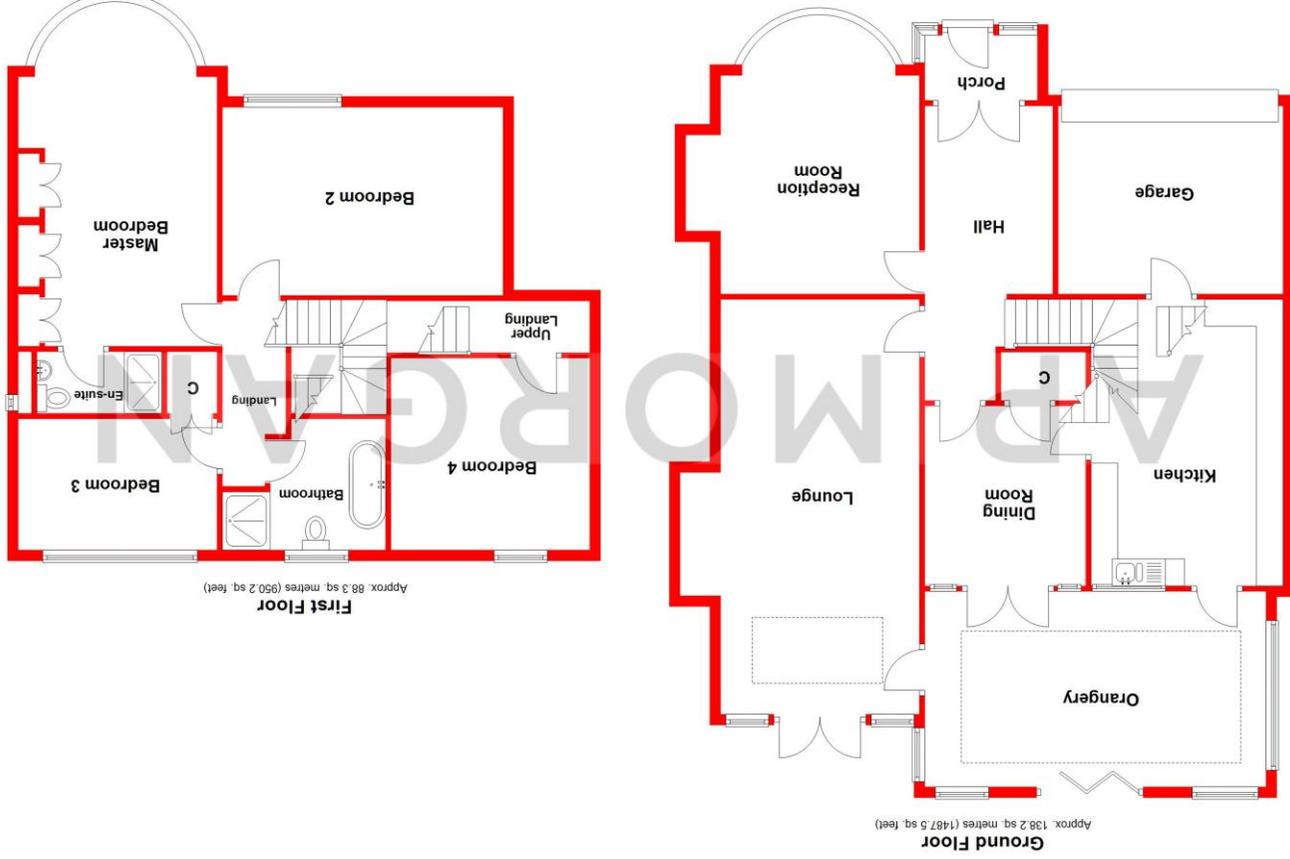
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Total area: approx. 226.5 sq. metres (2437.7 sq. feet)

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

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