



61 Wood Lane, Earlswood, Solihull B94 5JH    £1,150,000

[www.simonburthomes.co.uk](http://www.simonburthomes.co.uk)

## Key Features

Reception Hall  
 Living Room / Sitting Room  
 Magnificent Family Dining Kitchen  
 Utility / Five Bedrooms  
 Two En-Suites / Family Bathroom  
 Gas Central Heating / Underfloor Heating throughout the Ground Floor  
 Double Glazing / Double Garage  
 Foregarden Offering Driveway Parking  
 Large Rear Garden Backing onto Earlswood Lakes, No Chain  
 Approximately 2/3 Acres Plot

10 Year Insurance Back Guarantee  
 Permitted Development Rights for a Gymnasium/Recreational Building at the foot of the garden which is available at additional cost.

61 Wood Lane is a magnificent, recently built, three-storey, five bedroomed, executive, detached family home, enjoying an enviable semi-rural location with superb views to the rear over Earlswood Lakes.

## Developer's Comments

When I came across the original building I was immediately impressed by the location as the property has substantial grounds and backed onto Earlswood Lakes.

I have strived to create spacious, modern, character family homes, which fits in with the immediate local scenery and offer every modern convenience associated with contemporary family living.

## Tenure

We have been advised that the property is FREEHOLD. However, you should check this with your legal advisor before exchanging contracts.

## Local Schools

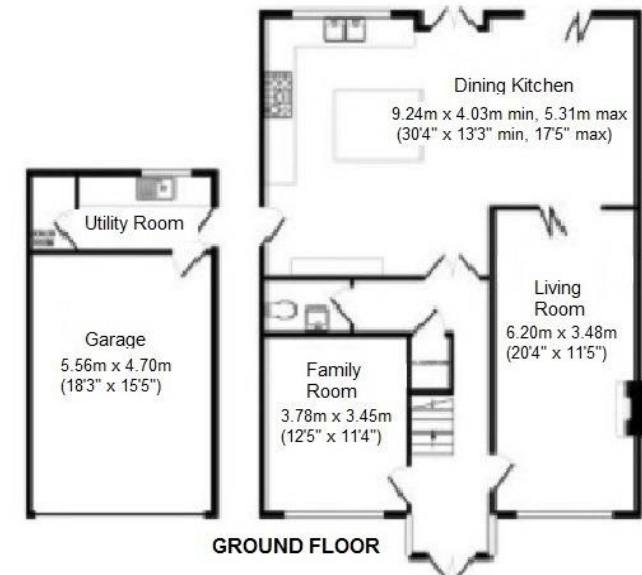
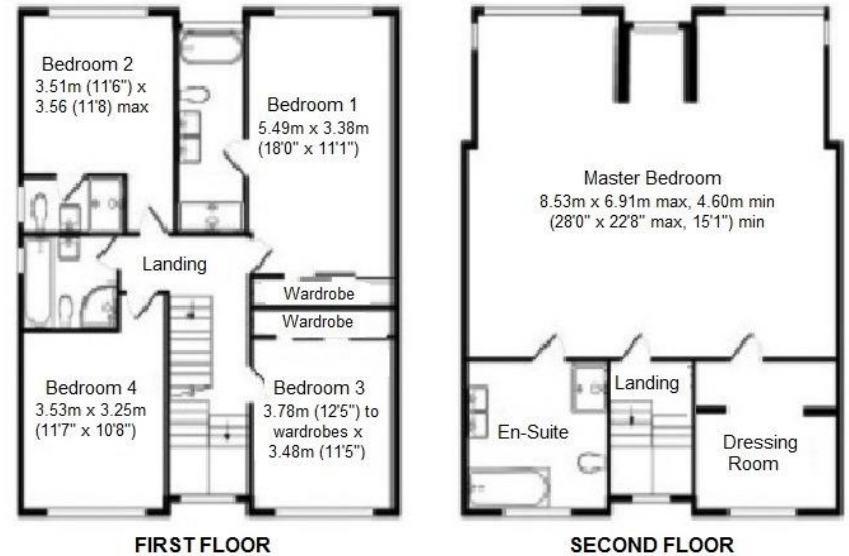
St Patricks Church of England Primary Academy

## Local Authority

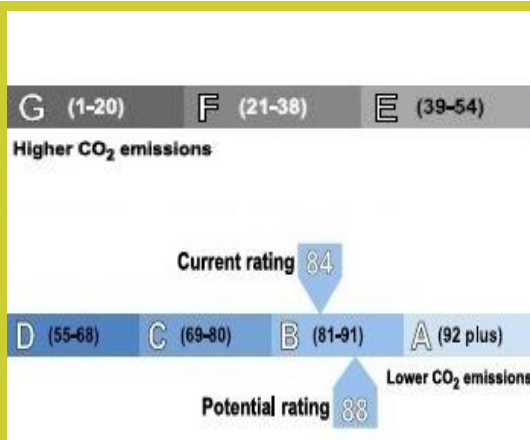
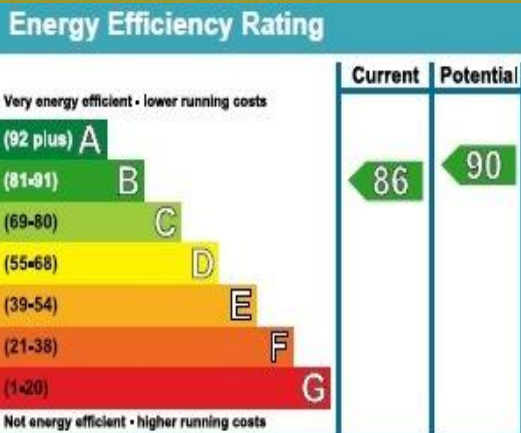
Solihull Metropolitan Borough Council

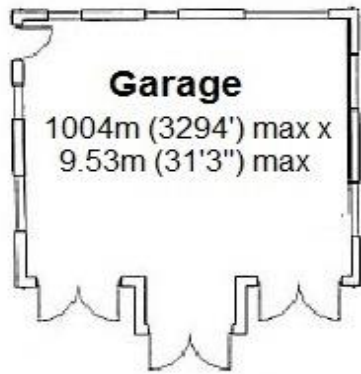
## Viewing Arrangements

Telephone: 01676 534040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk



These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





**Approx: 2/3 Acre Plot**





