



**Springbrook Farm Malthouse Lane
Solihull, B94 5DX**

£1,650 Per Month

Situated on sought-after Malthouse Lane in Earlswood, this beautiful barn conversion offers spacious and versatile accommodation in a peaceful setting.

The property features a generous reception room, providing an excellent space for relaxing or entertaining, together with a well-proportioned kitchen/dining area and a conservatory overlooking the garden, offering additional flexible living space.

Further practical features include a separate utility room, pantry, and guest WC, adding to the home's everyday convenience.

There are two generous double bedrooms, both benefitting from their own en suite bathrooms, offering a comfortable and flexible layout ideal for guests, family, or multi-generational living.

Externally, the property benefits from a driveway providing off-road parking.

Set within a desirable residential location, the property enjoys a tranquil position while remaining within easy reach of local amenities and transport links.



Utility room

The front door leading to the property leads to the utility room, which benefits from having a separate sink and washing machine

Pantry

6'5" x 4'7" (1.96 x 1.40)

WC

Kitchen diner

13'8" x 19'0" (4.17 x 5.80)

Spacious kitchen and dining room, kitchen is fitted with white goods and a AGA oven.

Landing

13'10" x 14'2" (4.22 x 4.32)

Open plan landing which lets in lots of natural light and leads to a conservatory

Conservatory

8'11" x 9'4" (2.73 x 2.87)

Sunny conservatory with countryside views, this is also the second door leading into the property

Living Room

17'8" x 17'10" (5.40 x 5.46)

Living room with countryside views and open fire place

Bedroom one & En suite shower room

17'4" x 17'10" (5.29 x 5.46)

Countryside views

Bedroom two & En suite

6'6" x 19'0" (2.00 x 5.80)

Bath

Additional information

Services:

All mains services are connected to the property.

Council Tax:

Band F - Stratford on Avon District Council

Ultrafast Broadband Speed is available in the area, with

predicted highest available download speed 44 Mbps and highest available upload speed 8 Mbps.

For more information visit: <https://checker.ofcom.org.uk/>

Viewing:

Strictly by prior appointment through John Earle on 01564 794343.

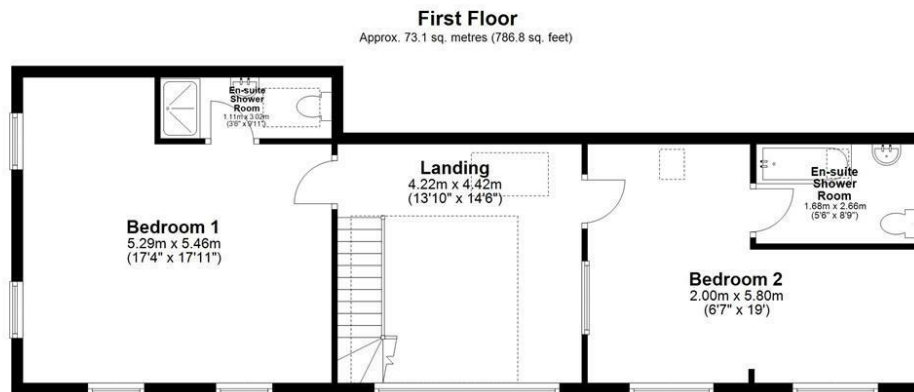
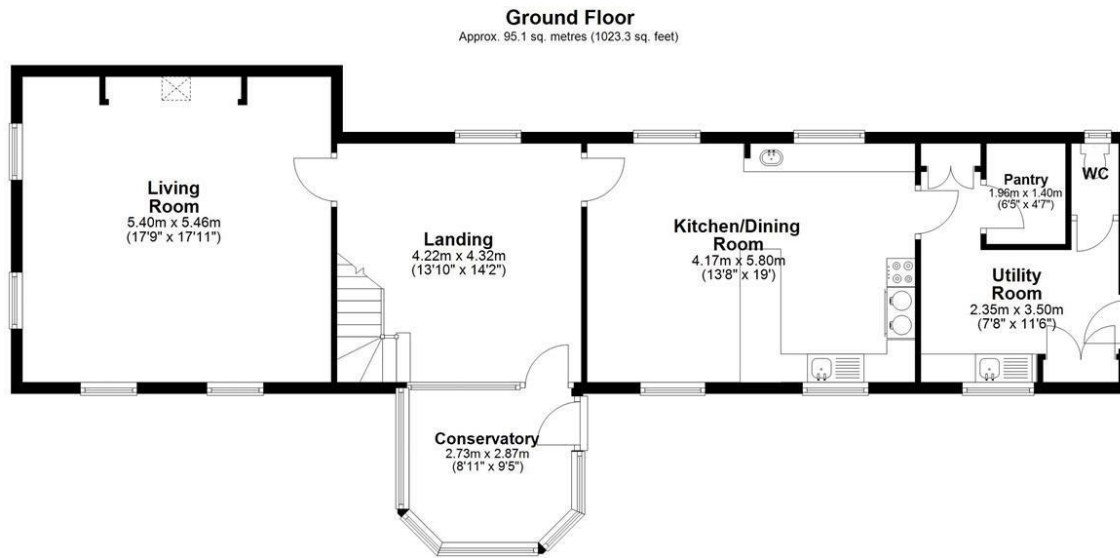
A dilapidations deposit is applicable, equivalent to 5 weeks rent - this will be registered with the TDS (www.tds.gb)

A holding deposit, equivalent to 1 weeks rent will be required upon application.

John Earle is a Trading Style of John Earle & Son LLP
Registered Office: Carleton House, 266-268 Stratford Road, Shirley, B90 3AD
Reg. No. OC326726







Total area: approx. 168.2 sq. metres (1810.2 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (82 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |