

An aerial photograph of a residential property. The property features a large, paved driveway that curves around a green lawn. There are several houses with red-tiled roofs and white walls. The property is surrounded by lush green trees and foliage. In the top right corner, there is a yellow oval logo for 'melvyn Danes ESTATE AGENTS'.

melvyn
Danes
ESTATE AGENTS

Norton Lane

Earlswood

Offers Around £635,000

Description

Norton Lane runs from the village of Wythall through to Earlswood and contains a variety of properties ranging from cottages to large executive houses. Surrounding the property are many areas of open space, including the famous Earlswood Lakes in one direction and Bills Wood and Bills Fisheries in the opposite direction, both providing pleasant recreation areas and adding to the overall rural feeling of the location.

The main shopping centre in nearby Shirley offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostelrys and there are frequent bus services running along the A34 into Birmingham City Centre and Solihull Town Centre – boasting the vibrant and modern Touchwood Centre offering shopping facilities and evening entertainments. There are Railway Stations at Earlswood, Wythall and Whitlocks End on Haslucks Green Road in Shirley, providing a train service to Birmingham City Centre and Stratford upon Avon.

An ideal location for this well proportioned detached bungalow which has been considerably extended and altered throughout it's lifetime and offers deceptively spacious accommodation that has been maintained well overall but is in need of some updating in part. The property boasts a quite superb plot with a deep front driveway and foregarden and an extensive gardens that the vendor advises extends to approximately half an acre (not confirmed) which really must be viewed to be appreciated.



Accommodation

EXTENSIVE FRONT DRIVEWAY

LAWNED FOREGARDEN

PORCH ENTRANCE

RECEPTION HALLWAY

EXTENDED LOUNGE

24'7" x 11'0" max (7.49m x 3.35m max)

BREAKFAST KITCHEN

12'2" max x 10'10" max (3.71m max x 3.30m max)

BEDROOM ONE

15'7" x 11'3" max (4.75m x 3.43m max)

BEDROOM TWO

15'5" x 10'4" into bay (4.70m x 3.15m into bay)

BEDROOM THREE

12'2" into bay x 10'0" max (3.71m into bay x 3.05m max)

BEDROOM FOUR

10'1" x 10'0" max (3.07m x 3.05m max)

BATHROOM

LOFT STORAGE ROOM

20'4" max x 17'3" max (6.20m max x 5.26m max)

GARAGE NUMBER ONE

GARAGE NUMBER TWO

EXTENSIVE REAR GARDEN



TENURE: We are advised that the property is Freehold.

BROADBAND: We understand that the standard broadband download speed at the property is around 14 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 2000 Mbps. Data taken from checker.ofcom.org.uk on 30/05/2025. Actual service availability at the property or speeds received may be different.

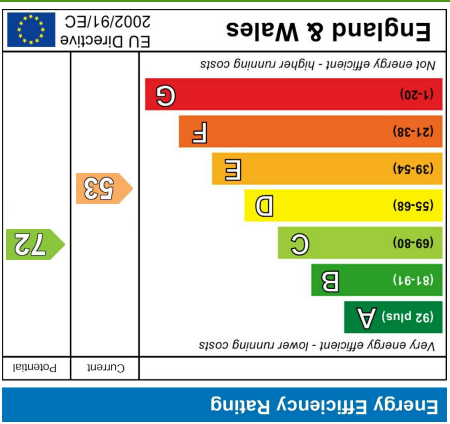
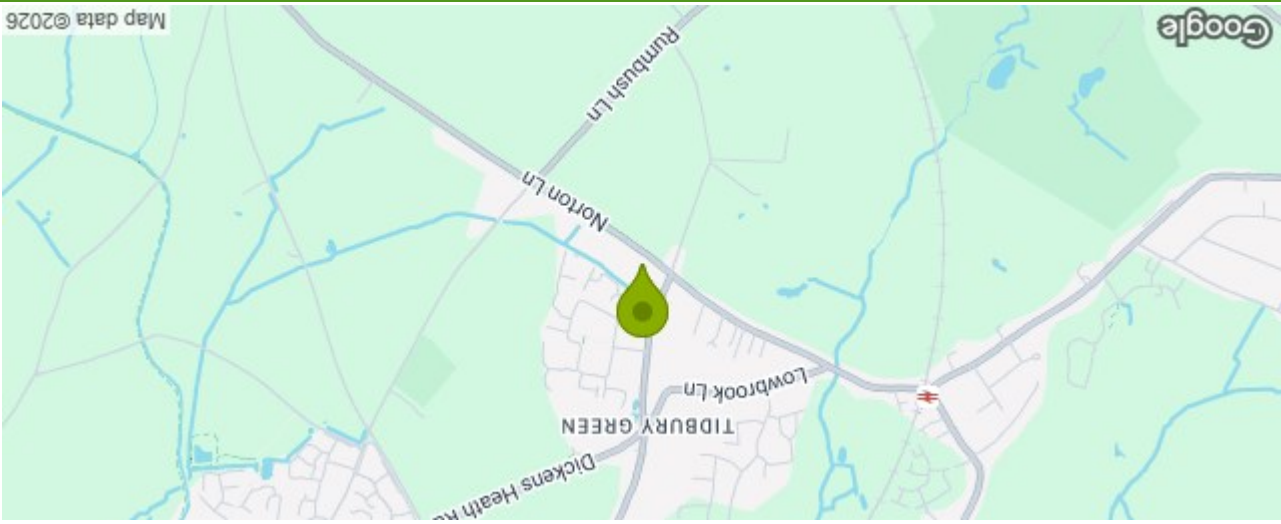
MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 30/05/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below.

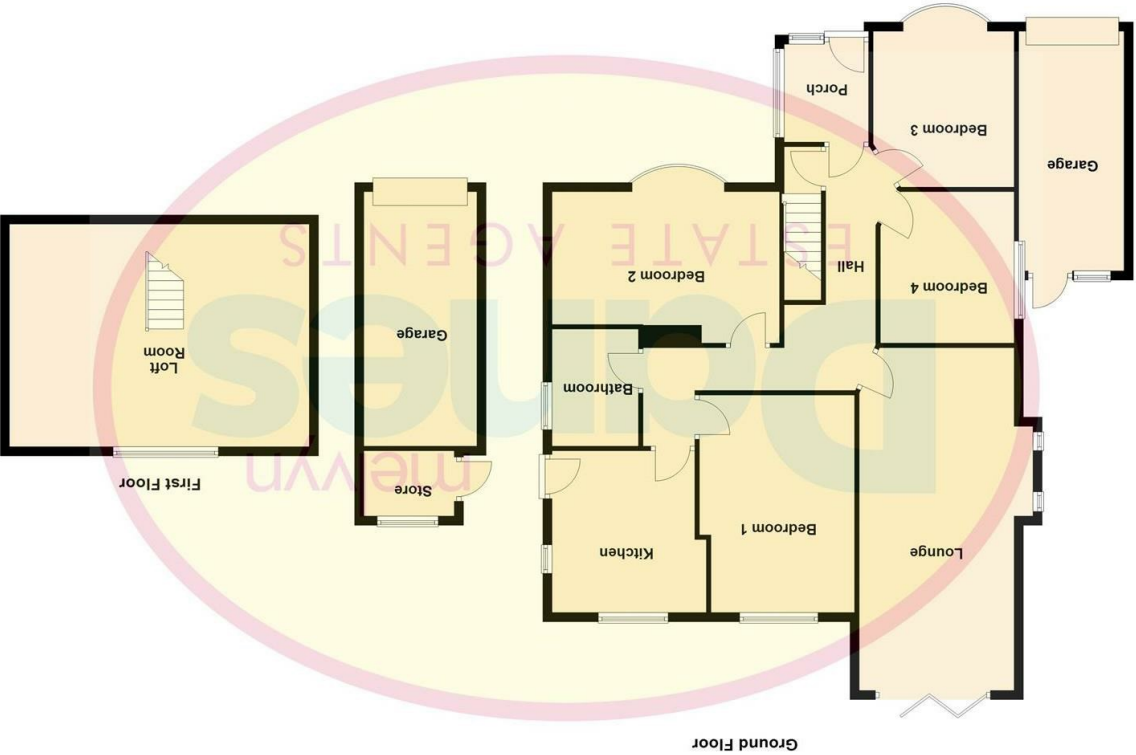
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

Money Laundering Regulations: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



182 Norton Lane Earlswood Solihull B94 5LT
Council Tax Band: F



Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.