



Earlswood Common, Earlswood

Guide Price £590,000

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HOMES



PROPERTY OVERVIEW

Nestled in a sought-after location, this unique property offers exceptional versatility for discerning buyers seeking a multi-functional living space. Boasting a one-bedroom bungalow alongside an additional one-bedroom annexe, this residence is ideal for multi-generational families or those looking for added accommodation options.

The property has scope to reconfigure the annex to be part of the main dwelling creating a three-bedroom property benefiting from a utility and third bedroom with ensuite. (See proposed plans)

Upon entering, both the bungalow and annexe share a entrance hallway, each with its own separate entrance for added privacy and convenience. The bungalow impresses with its open-plan layout, seamlessly connecting the modern fitted kitchen with fully integrated appliances to a spacious dining area, ideal for entertaining guests.

The property's harmonious flow continues into a generously proportioned living area featuring a striking feature fireplace, creating a warm and inviting ambience. The ground floor is further enhanced by a principal bedroom, complete with a luxurious ensuite bathroom and a dressing area for added comfort and convenience and a luxurious shower room.





Ascending to the first floor, a spacious loft conversion awaits, providing a versatile space that can be utilised as a home office or an additional family room, offering flexible options to suit various needs.

The annexe offers a spacious living room, a well-appointed fitted kitchen, a comfortable double bedroom with ample fitted storage, and a convenient shower room, ensuring that guests or extended family members enjoy a comfortable and private retreat.

Outside, the property boasts a large rear garden, providing a serene and private outdoor space for relaxation, complemented by a delightful patio seating area. Additionally, a sizeable log cabin is on hand, offering potential as a gym or extra storage space. To the front of the property, a generous driveway provides ample parking for multiple vehicles with bike store, ensuring convenience for residents and visitors alike.

This exceptional property presents a rare opportunity to acquire a versatile living space that effortlessly caters to a variety of lifestyle requirements. With its blend of contemporary amenities, flexible living spaces, and convenient location, this residence promises a unique and fulfilling living experience for the discerning buyer.



PROPERTY LOCATION

Earlswood is a small village in Warwickshire within the Tamworth In Arden Ward of Stratford Upon Avon District. It is surrounded by farm and woodland and the Stratford Upon Avon canal runs through it. It gives its name to Earlswood Lakes as well as the Earlswood railway station. The village has three local pubs, a village shop and post office and has easy access to Earlswood Lakes and Clowes Wood for walks. The local train station to Stratford Upon Avon or Birmingham city centre is a short walk away and the doctors surgery includes dispensary, minor surgery and general well being. The village of Earlswood is just five miles from Solihull town centre and the M42 motorway is just ten minutes away by car. Apart from the village shop, Earlswood is close to Becketts farm shop and shops at Dickens Heath with the Sears retail park just a short drive away, and there are two local primary schools in the area with a good selection of Private and State senior schools in Solihull and Knowle.

Council Tax band: D

Tenure: Freehold

- Versatile Bungalow On A Sought After Road
- Additional One Bedroom Annexe
- Great For Multi-Generational Households
- Open Plan Layout Throughout
- Modern Kitchen With Integrated Appliances
- Large Living Room & Dining Room
- Double Bedroom With Ensuite
- Annexe With Double Bedroom, Kitchen, Living Room & Shower Room
- Ample Parking With Bike Store
- Luxurious Shower Room

**BUNGALOW****ENTRANCE HALLWAY**

10' 6" x 5' 7" (3.20m x 1.70m)

INNER HALL**LIVING ROOM**

17' 1" x 11' 6" (5.21m x 3.51m)

DINING ROOM

18' 1" x 8' 10" (5.51m x 2.69m)

SNUG

8' 10" x 7' 1" (2.69m x 2.16m)

BREAKFAST KITCHEN

12' 6" x 8' 2" (3.81m x 2.49m)

DRESSING ROOM**BEDROOM**

15' 1" x 8' 6" (4.60m x 2.59m)

ENSUITE

7' 7" x 6' 1" (2.31m x 1.85m)

SHOWER ROOM

8' 10" x 6' 1" (2.69m x 1.85m)

ANNEXE**LIVING ROOM**

13' 11" x 8' 6" (4.24m x 2.59m)

KITCHEN

13' 1" x 8' 6" (3.99m x 2.59m)

BEDROOM

11' 4" x 8' 6" (3.45m x 2.59m)

SHOWER ROOM**FIRST FLOOR****HOME OFFICE/FAMILY ROOM**

22' 4" x 12' 6" (6.81m x 3.81m)

TOTAL SQUARE FOOTAGE

126.4 sq.m (1361 sq.ft) approx.



OUTSIDE THE PROPERTY

LARGE REAR GARDEN WITH PATIO SEATING AREA

GENEROUS DRIVEWAY FOR MULTIPLE VEHICLES

ITEMS INCLUDED IN THE SALE

Bungalow - Hoover integrated oven, Hoover integrated hob, Hoover extractor, Hoover microwave, Beko fridge, Beko freezer, all carpets, blinds/shutters and light fittings, fitted wardrobes, garden shed, log cabin/workshop, patio parasol and patio gazebo. Annexe - Zanussi integrated oven, Zanussi integrated hob, Zanussi extractor, Zanussi microwave, Zanussi fridge, all carpets, blinds/shutters and light fittings and fitted wardrobes. Bike store, post box and street lamp on drive.

ADDITIONAL INFORMATION

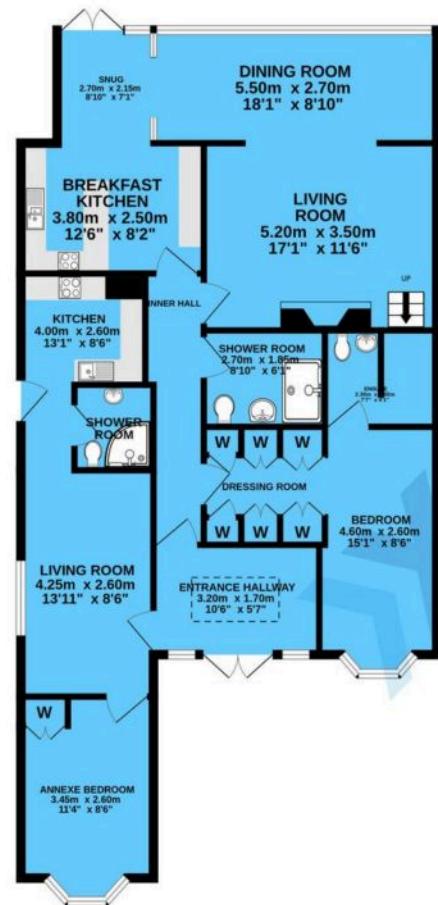
Services - water meter, mains gas and electricity. Broadband - BT - fibre optic. Loft space - boarded with stairs and lighting.

INFORMATION FOR POTENTIAL BUYERS

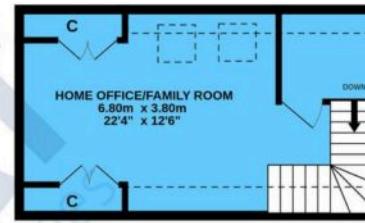
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 126.4 sq.m. (1361 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements doors, windows, rooms and any other item are approximate and no representation is made for any error, omission or mis-statement. This 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.
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