



Earlswood Common, Earlswood

Guide Price £875,000





PROPERTY OVERVIEW

STAMP DUTY INCENTIVE OFFERED

Situated in a highly sought-after location within the close proximity of the serene Earlswood Lakes, this magnificent 4-bedroom detached bungalow stands as a testament to both refined elegance and modern sophistication. This property has undergone a comprehensive refurbishment and modernisation.

Upon entering, one is greeted by a large hallway which leads to the heart of the home, an immaculate kitchen diner family room boasting an American-style kitchen, perfectly complemented by a large utility room for added convenience. The seamless flow of this space makes it ideal for both intimate family meals and grand entertaining, leading to the spacious lounge is bathed in natural light, with French doors opening up to provide views of the enchanting garden.

The property offers four generously proportioned double bedrooms and three modern bathrooms, each meticulously designed to offer both functionality and style. The principal suite is a true retreat, featuring a luxury en-suite bathroom with both a freestanding bath and separate walk-in shower and a walk-in wardrobe, ensuring a peaceful haven for relaxation.





A unique feature of this property is the garden room/spa, complete with a hot tub and courtyard, offering a spa-like experience from the comfort of home.

Step outside to discover a large south-facing rear garden, offering a serene escape from the hustle and bustle of every-day life. Privacy is ensured with a private gated driveway providing access to the rear at the side of the property. Additionally, a large workshop and garage to the rear present further potential as it could be converted into an annex or an additional garden room subject to obtaining the necessary planning permissions which is ideal for a growing family or someone seeking additional income as a rental.

In conclusion, this property offers a rare opportunity to own a home that seamlessly combines modern luxury and a array of premium features in a prime location.





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: E

Tenure: Freehold





- Very Sought After Location In The Proximity Of Earlswood Lakes
- Entirely Refurbished & Modernised Throughout To A High Standard
- Immaculate Kitchen Diner Family Room With American Style Kitchen Serviced By A Large Utility Room
- Four Double Bedrooms Three Modern Bathrooms
- Master Suite With Luxury En-Suite Bathroom & Walk-in-Wardrobe
- Spacious Lounge With French Doors & Views To The Garden
- Garden Room / Spa With Hot Tub & Courtyard
- Large South Facing Rear Garden
- Private Gated Driveway With Access To The Rear At The Side Of The Property
- Large Workshop & Garage To The Rear With Further Potential STPP



HALLWAY

17' 1" x 14' 11" (5.20m x 4.55m)

KITCHEN / DINER / FAMILY ROOM

20' 0" x 17' 1" (6.10m x 5.20m)

PANTRY

UTILITY AREA

LOUNGE

20' 2" x 13' 9" (6.15m x 4.20m)

PRINCIPAL BEDROOM

12' 2" x 9' 10" (3.70m x 3.00m)

DRESSING ROOM

6' 7" x 4' 11" (2.00m x 1.50m)

ENSUITE

11' 6" x 8' 6" (3.50m x 2.60m)

BEDROOM TWO

13' 11" x 12' 0" (4.25m x 3.65m)

BEDROOM THREE

12' 0" x 11' 2" (3.65m x 3.40m)

BEDROOM FOUR

10' 4" x 9' 2" (3.15m x 2.80m)

ENSUITE

4' 3" x 4' 3" (1.30m x 1.30m)

BATHROOM

9' 10" x 5' 11" (3.00m x 1.80m)

TOTAL SQUARE FOOTAGE

Total floor area: 225.2 sq.m. = 2424 sq.ft. approx.



OUTSIDE THE PROPERTY

LARGE SOUTH FACING GARDEN

GARDEN ROOM/SPA/CHANGING ROOM

9' 8" x 9' 8" (2.95m x 2.95m)

HOT TUB

9' 8" x 9' 8" (2.95m x 2.95m)

GARAGE

19' 0" x 17' 7" (5.80m x 5.35m)

WORKSHOP

19' 0" x 7' 1" (5.80m x 2.15m)

ITEMS INCLUDED IN THE SALE

Bosch oven, hob and microwave, extractor, fridge freezer, dishwasher, all carpets, blinds and light fittings.

ADDITIONAL INFORMATION

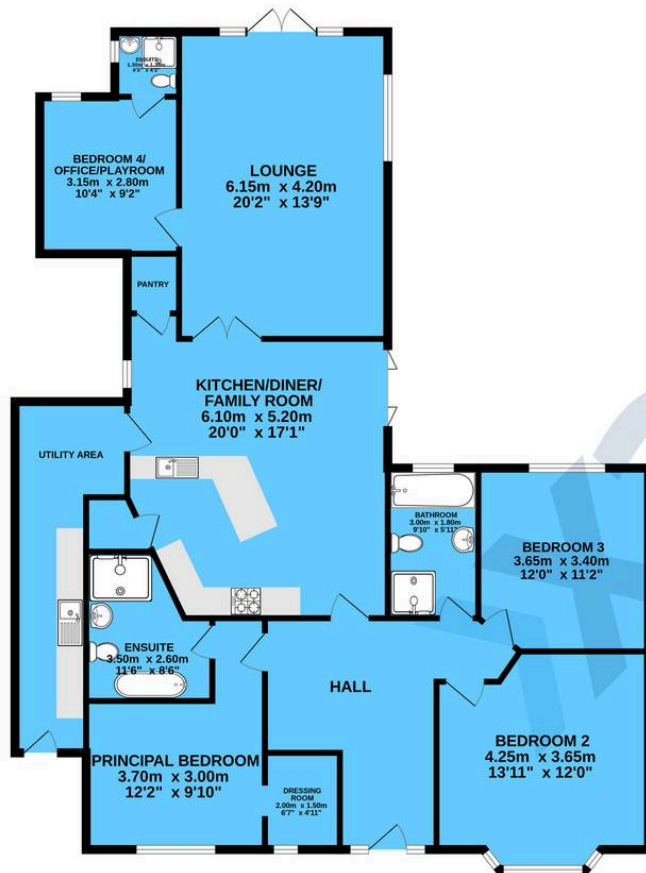
Services - Mains gas, electricity and water on a meter.

INFORMATION FOR POTENTIAL BUYERS

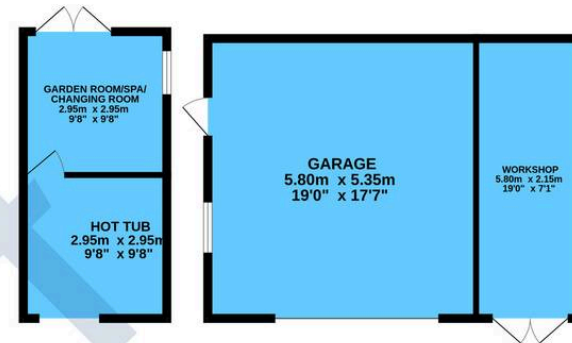
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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



OUTBUILDING



TOTAL FLOOR AREA : 225.2 sq.m. (2424 sq.ft.) approx.

Whilst 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.

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