



Valley Road, Earlswood

Guide Price £600,000







## PROPERTY OVERVIEW

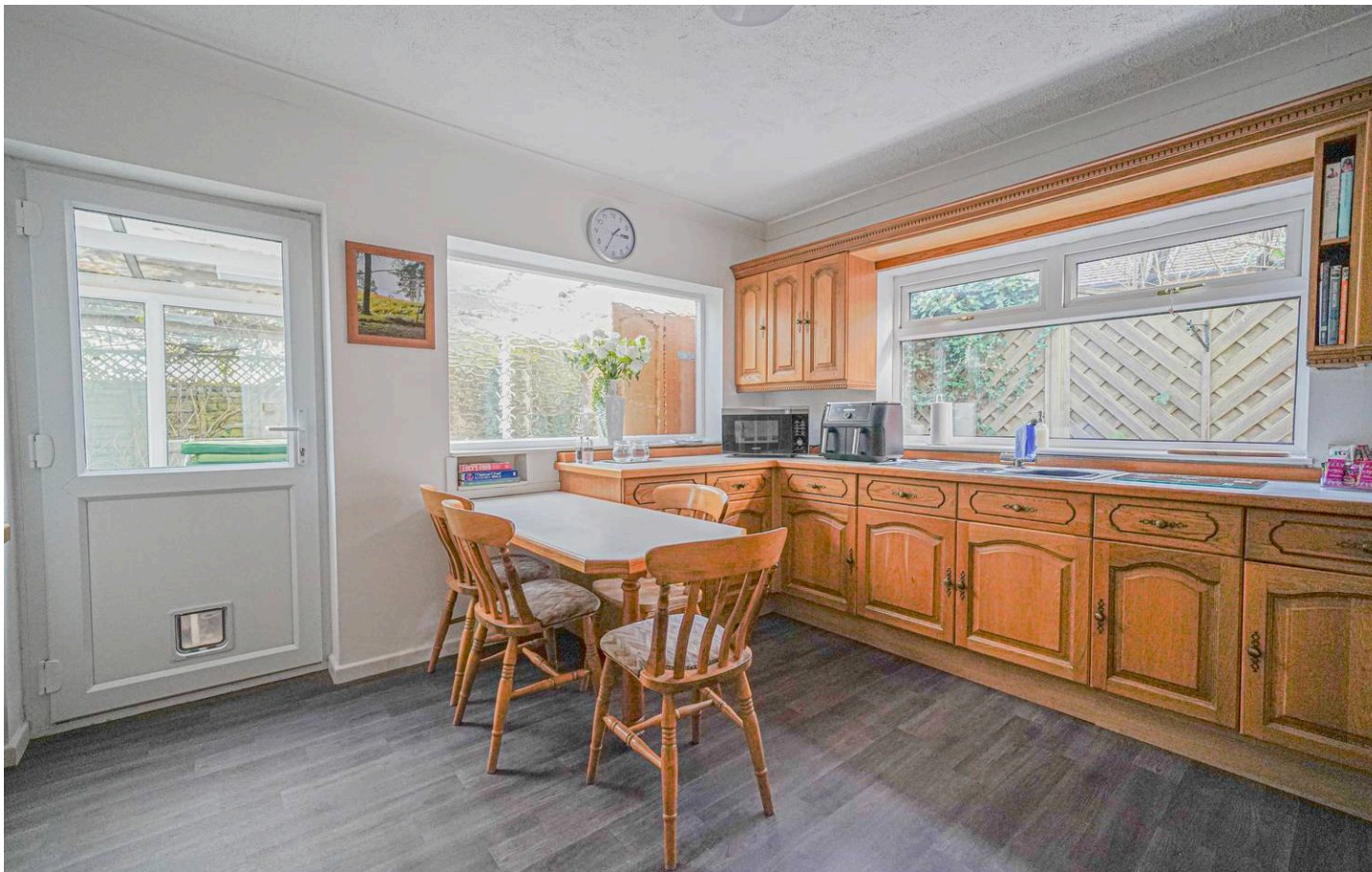
Introducing a rare opportunity to acquire this stunning five-bedroom detached bungalow situated on a highly coveted road in the desirable neighbourhood of Earlswood. Boasting an enviable location with the added advantage of no upward chain, this property offers the perfect blend of comfort, convenience, and style.

Upon arrival, one is greeted by an expansive driveway capable of accommodating multiple vehicles, setting the tone for the ample space this property has to offer. The entrance to this charming abode is through a spacious hallway, seamlessly connecting the ground floor living areas.

The ground floor features a thoughtfully designed layout, comprising a welcoming breakfast kitchen complete with ample work surfaces, ideal for culinary enthusiasts and connecting effortlessly to a light-filled conservatory, creating a natural flow between indoor and outdoor living spaces. The expansive living room provides a versatile setting for relaxing evenings and entertaining guests.



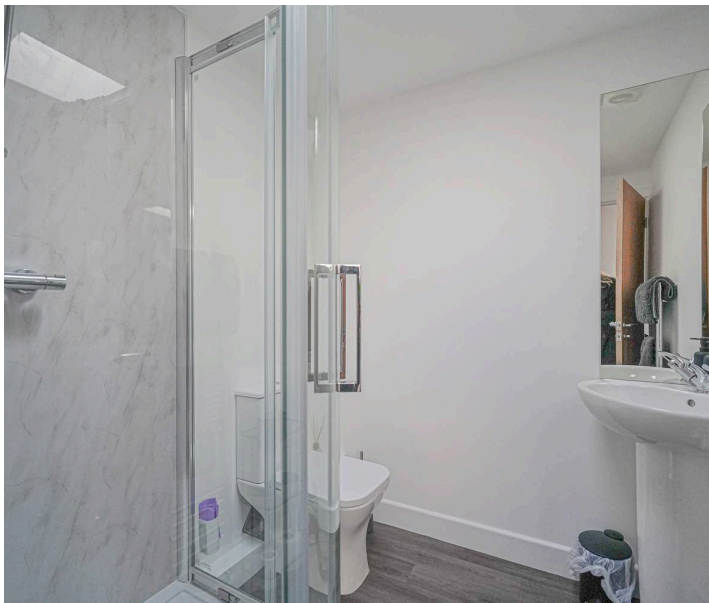




The ground floor also hosts three generously sized bedrooms, offering flexibility for various living arrangements, all supplemented by a well-appointed bathroom for added convenience. Ascending to the first floor, one will find two additional double bedrooms, ensuring ample space for family members or guests, complemented by a sleek shower room.

Outside, the property boasts a low-maintenance rear garden, providing a private oasis for relaxation and outdoor activities. Completing this exceptional offering is a garage, delivering further storage or parking options, catering to practical needs.

Located just a stone's throw away from a wealth of local amenities and the picturesque Earlswood Lakes, residents can enjoy the best of both worlds – a tranquil setting within reach of urban conveniences. This property presents a rare opportunity to secure a spacious and well-appointed home in a highly sought-after location, promising a lifestyle of comfort and convenience.



- Five Bedroom Detached Bungalow
- NO UPWARD CHAIN
- Walking Distance To Local Amenities & Earlswood Lakes
- Large Driveway & Garage
- Five Spacious Bedrooms
- Breakfast Kitchen & Conservatory
- Family Bathroom & Shower Room
- Low Maintenance Rear Garden
- Early Viewing Essential





## 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



**ENTRANCE PORCH**

**ENTRANCE HALLWAY**

**WC**

**BREAKFAST KITCHEN**

12' 2" x 12' 2" (3.70m x 3.70m)

**CONSERVATORY**

15' 1" x 5' 11" (4.60m x 1.80m)

**LIVING ROOM**

12' 2" x 11' 10" (3.70m x 3.60m)

**PRINCIPAL BEDROOM**

18' 3" x 12' 6" (5.55m x 3.80m)

**BEDROOM TWO**

13' 1" x 12' 6" (4.00m x 3.80m)

**BEDROOM THREE**

12' 6" x 10' 8" (3.80m x 3.25m)

**BATHROOM**

8' 10" x 7' 10" (2.68m x 2.40m)

**FIRST FLOOR**

**BEDROOM FOUR**

15' 1" x 11' 6" (4.60m x 3.50m)

**BEDROOM FIVE**

12' 10" x 11' 6" (3.90m x 3.50m)

**SHOWER ROOM**

5' 11" x 5' 11" (1.80m x 1.80m)

**OUTSIDE THE PROPERTY**

**GARAGE**

19' 8" x 12' 6" (6.00m x 3.80m)

**TOTAL SQUARE FOOTAGE**

180.4 sq.m (1942 sq.ft) approx.





## **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

## **GARDEN**

### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, kitchen extractor, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in three bedrooms and electric garage door.

### **ADDITIONAL INFORMATION**

Services - direct mains water, sewers and electricity.  
Broadband - Cable. Loft - partially boarded.

### **INFORMATION FOR POTENTIAL BUYERS**

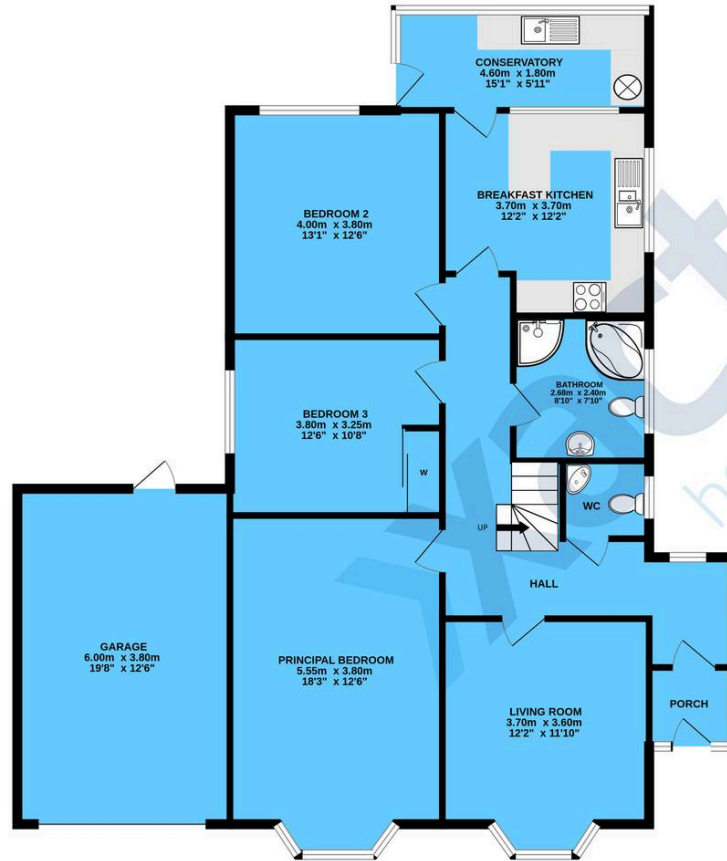
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2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing 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.
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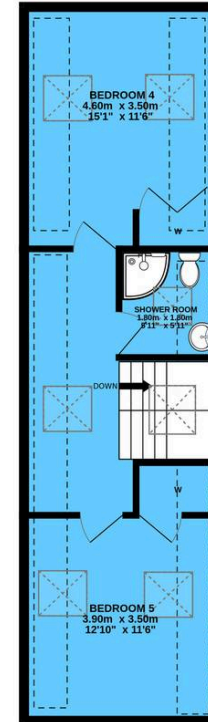




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 180.4 sq.m. (1942 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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