



The Common, Earlswood

Offers Over £675,000





PROPERTY OVERVIEW

This charming three-bedroom detached dormer bungalow is a rare find, set on a substantial plot offering breathtaking views of the serene Earlswood Lakes. Boasting a prime location with no upward chain, this property presents an exciting opportunity for redevelopment or extension, subject to planning permission. The property opens to a welcoming entrance hallway leading to a spacious living room with panoramic views of the lush garden and encompassing lakes. The kitchen seamlessly flows into a generous dining room adjoining a sunlit conservatory, creating an ideal space for relaxing or entertaining. Two double bedrooms on the ground floor, one with an ensuite, ensure comfortable living, while a large study with stairs accessing the first floor adds versatility to the layout. The upper level is dedicated to a principal bedroom offering stunning lake views and an ensuite for added convenience. A large family shower room completes the internal accommodation, providing ample space for modern living.





Outside, the property offers an expansive rear garden, predominantly laid to lawn and extending all the way down to the tranquil Earlswood Lakes, creating a picturesque backdrop for outdoor enjoyment and relaxation. The front of the property features a spacious in-and-out driveway leading to a single garage, providing ample off-road parking for residents and visitors alike. This property represents a rare opportunity to own a delightful home in a highly sought-after location, with the potential to further enhance and personalise the living space. Don't miss out on the chance to make this unique property your own and enjoy the idyllic surroundings and lifestyle it has to offer.

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

- Three Bedroom Dormer Bungalow
- Stunning Views Of Earlswood Lakes
- NO UPWARD CHAIN
- Scope For Extension & Redevelopment Subject To Planning Permission
- Large Living Room, Dining Room & Conservatory
- Three Generously Sized Bedrooms
- Family Shower Room & Two Ensuites
- Large Rear Garden Leading To Earlswood Lakes
- Early Viewing Essential

ENTRANCE PORCH

ENTRANCE HALLWAY

LIVING ROOM

24' 11" x 15' 7" (7.60m x 4.75m)

BAR

11' 6" x 3' 9" (3.50m x 1.15m)

DINING ROOM

14' 5" x 12' 0" (4.40m x 3.65m)

CONSERVATORY

11' 6" x 9' 10" (3.50m x 3.00m)

KITCHEN

11' 10" x 10' 0" (3.60m x 3.05m)

UTILITY ROOM

11' 10" x 4' 11" (3.60m x 1.50m)

STUDY

11' 6" x 9' 10" (3.50m x 3.00m)

**BEDROOM TWO**

12' 0" x 9' 10" (3.65m x 3.00m)

ENSUITE

7' 1" x 5' 3" (2.15m x 1.60m)

BEDROOM THREE

10' 2" x 9' 10" (3.10m x 3.00m)

SHOWER ROOM

11' 10" x 6' 7" (3.60m x 2.00m)

FIRST FLOOR**PRINCIPAL BEDROOM**

19' 8" x 15' 1" (6.00m x 4.60m)

ENSUITE

10' 6" x 2' 6" (3.20m x 0.75m)

OUTSIDE THE PROPERTY

Shower room with toilet and sink outside the rear of the property, to the left along the living room wall/study window

GARAGE

19' 8" x 8' 10" (6.00m x 2.70m)

TOTAL SQUARE FOOTAGE

136.0 sq.m (1464 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES**GARDEN OVERLOOKING EARLSWOOD LAKES**

**ITEMS INCLUDED IN THE SALE**

Free-standing cooker, extractor, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in all three bedrooms, table and chairs in conservatory, garden shed and electric garage door. Further items negotiable.

ADDITIONAL INFORMATION

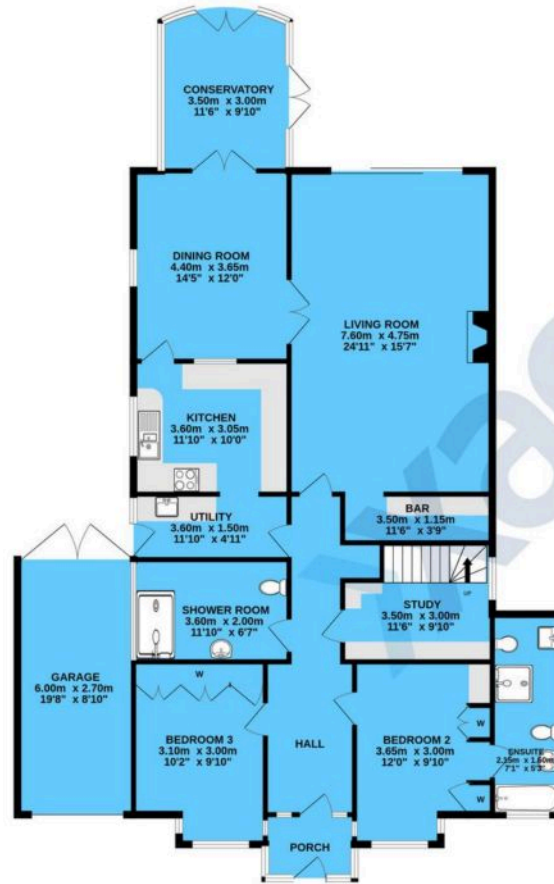
Services - direct mains water (with water meter), sewers and electricity. Broadband - ADSL copper wire. Loft - boarded.

INFORMATION FOR POTENTIAL BUYERS

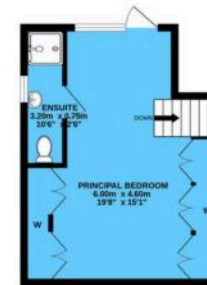
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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 : 136.0 sq.m (1464 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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