



## Earlswood Common, Earlswood

Guide Price £925,000





## PROPERTY OVERVIEW

Presenting an exceptional opportunity to acquire a five-bedroom detached family home, this impressive property is set over three floors and significantly extended to provide ample living space.

Upon entering the property, you are greeted by a welcoming entrance hallway that seamlessly connects all the rooms on the ground floor. The centrepiece of the home is the large open plan kitchen/dining/family room, flooded with natural light, featuring a spacious breakfast island, and offering ample space for both sofa seating and a dining table. The ground floor further comprises a family room, a versatile home office, a practical utility room, a single garage, and a convenient downstairs toilet.



Ascending to the first floor, you will find four well-proportioned double bedrooms, one of which benefits from an en suite bathroom, while the remaining bedrooms are serviced by a well-appointed family bathroom.

The second floor of the property is dedicated to a generously sized principal bedroom, complete with a large dressing room and an en suite bathroom, providing a tranquil retreat at the end of a long day.



Externally, the property boasts a south-facing rear garden that is mainly laid with lawn, offering an ideal space for outdoor relaxation and entertaining. The property also benefits from a large driveway, providing ample off-road parking for multiple vehicles.

Situated in a sought-after location, this property offers a perfect blend of modern living space and luxurious design features. With its spacious interiors and versatile layout, this family home provides the perfect setting for comfortable living and entertaining. Don't miss the chance to make this stunning property your own. Schedule a viewing today to fully appreciate all that this exceptional home 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: G

Tenure: Freehold

- Five Bedroom Detached Family Home
- Set Over Three Floors
- Sought After Location
- Large Open Plan Kitchen / Dining / Family Room
- Family Room & Home Office
- Five Double Bedrooms
- Principal Bedroom With Ensuite & Dressing Room
- South Facing Rear Garden
- Single Garage





## PORCH

## ENTRANCE HALLWAY

## WC

## KITCHEN / DINING / FAMILY ROOM

26' 9" x 23' 0" (8.15m x 7.00m)

## FAMILY ROOM

13' 3" x 9' 6" (4.05m x 2.90m)

## HOME OFFICE

9' 4" x 6' 3" (2.85m x 1.90m)

## UTILITY ROOM

9' 4" x 7' 10" (2.85m x 2.40m)

## FIRST FLOOR

## BEDROOM TWO

13' 9" x 9' 10" (4.20m x 3.00m)

## BEDROOM THREE

13' 7" x 9' 10" (4.15m x 3.00m)

## BEDROOM FOUR

14' 5" x 9' 4" (4.40m x 2.85m)

## BEDROOM FIVE

13' 5" x 9' 4" (4.10m x 2.85m)

## BATHROOM

9' 6" x 6' 7" (2.90m x 2.00m)





## **SECOND FLOOR**

### **PRINCIPAL BEDROOM**

14' 7" x 13' 1" (4.45m x 4.00m)

### **DRESSING ROOM**

13' 0" x 6' 5" (3.95m x 1.95m)

### **ENSUITE**

9' 4" x 6' 7" (2.85m x 2.00m)

### **TOTAL SQUARE FOOTAGE**

Total floor area: 210.2 sq.m. = 2263 sq.ft. approx.

### **OUTSIDE THE PROPERTY**

#### **EASTERLY FACING REAR GARDEN**

#### **GARAGE**

17' 1" x 9' 4" (5.20m x 2.85m)

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

Rangemaster free standing cooker, extractor, Neff microwave, fridge freezer, Neff dishwasher, all carpets, all blinds, some light fittings, underfloor heating and a garden shed.

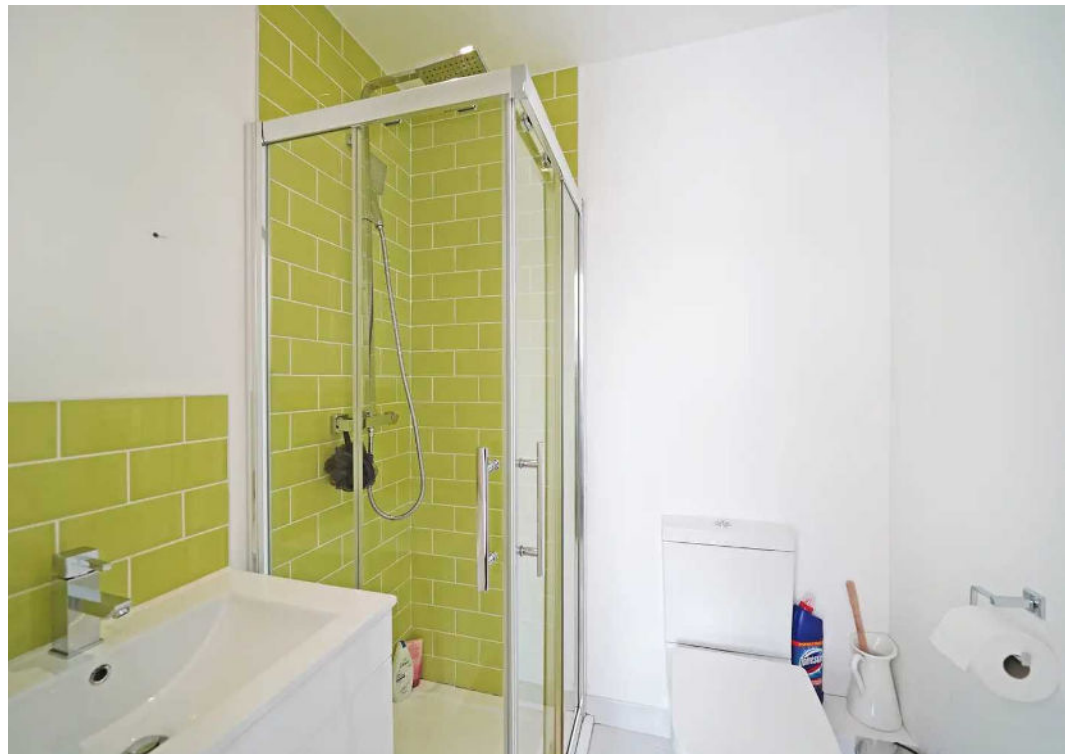
#### **ADDITIONAL INFORMATION**

Services - mains gas and electricity. Broadband - BT.  
Loft space - which is boarded.

#### **MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

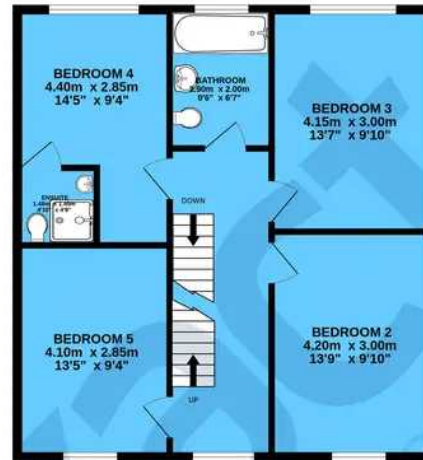




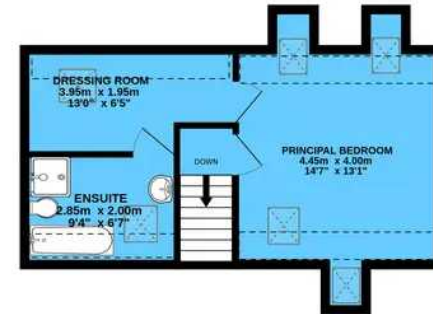
GROUND FLOOR  
112.7 sq.m. (1213 sq.ft.) approx.



1ST FLOOR  
64.7 sq.m. (696 sq.ft.) approx.



2ND FLOOR  
32.8 sq.m. (353 sq.ft.) approx.



TOTAL FLOOR AREA : 210.2 sq.m. (2263 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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