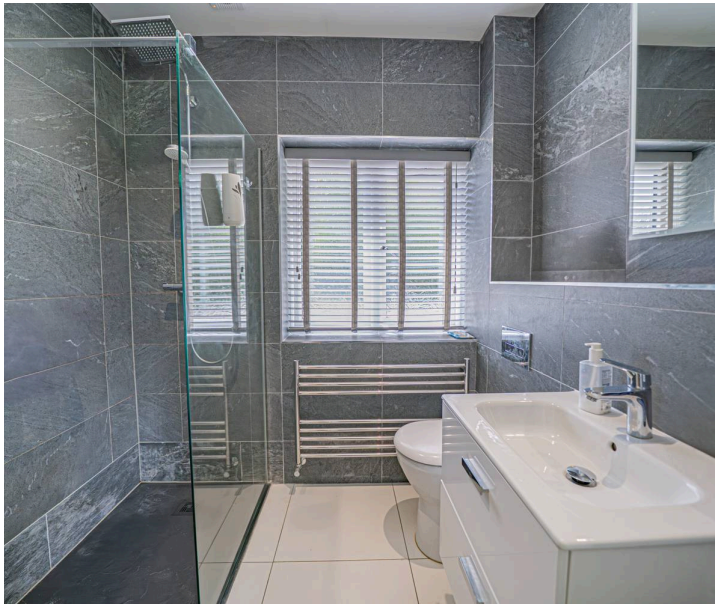
Springbrook Lane, Earlswood

In Excess of **£800,000**

xact HOMES



PROPERTY OVERVIEW

This significantly modernised three bedroom bungalow offers a rare opportunity to acquire a stylish and contemporary home set within an idyllic semi-rural location on the cusp of the Warwickshire countryside. Approached via a large resin driveway the property benefits from a full size single garage, providing ample parking and storage options.

Upon entering through the porch, you are welcomed into a spacious open plan kitchen, living and dining area, which is beautifully illuminated by skylights and features French doors that create a seamless flow through the home. The kitchen is fully fitted with modern appliances, ensuring convenience for everyday living, and is complemented by a dedicated utility room for additional practicality.

The bungalow boasts three well-proportioned bedrooms, each thoughtfully designed to maximise comfort and space. The principal bedroom is a particular highlight, offering a luxurious en-suite shower room for added privacy and two sets of French doors. The remaining bedrooms are serviced by a sleek, modern family shower room, ensuring all residents and guests are well catered for.

The property is presented to an exceptional standard throughout, with high quality finishes and a neutral décor that will appeal to a range of buyers. The layout is ideal for both families and those seeking single-level living, with each room flowing effortlessly from one to the next.

Located in a tranquil setting, the bungalow enjoys a peaceful atmosphere while still being conveniently close to local amenities and transport links, making it an ideal choice for those who wish to enjoy the best of both worlds. The established greenery surrounding the property creates a sense of privacy and seclusion, while the feature patio area provides the perfect spot for relaxing or entertaining guests.

This exceptional home is perfectly suited to buyers seeking a move-in-ready property with a modern finish, generous proportions and a picturesque setting. Early viewing is highly recommended to fully appreciate the quality, space and lifestyle on offer in this unique Warwickshire home.

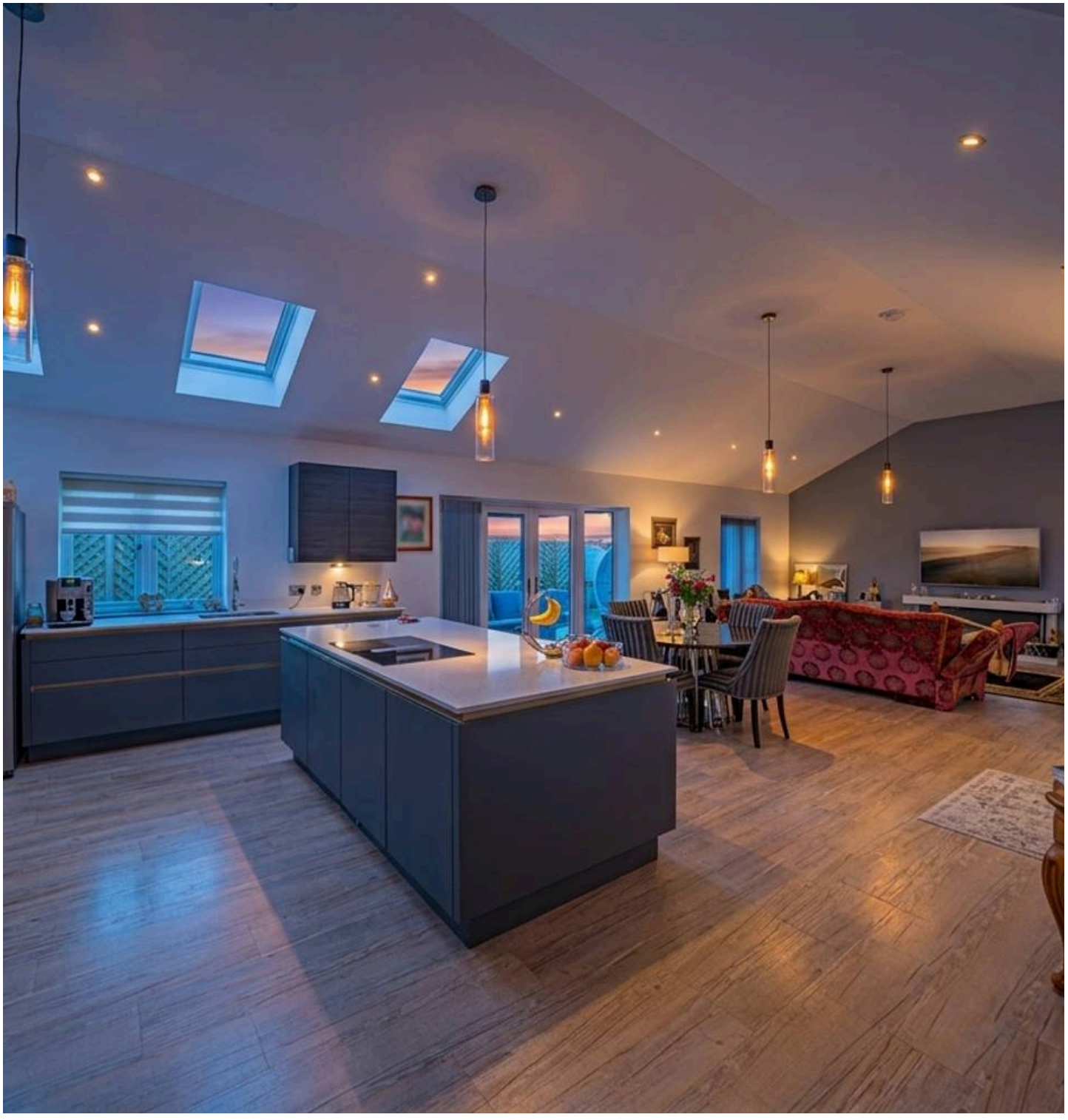
PROPERTY LOCATION

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



- Significantly Modernised Three Bedroom Bungalow Set Within An Idyllic Semi-Rural Location
- Set Behind A Large Resin Driveway And Supported By A Full Size Single Garage
- The Property Is Accessed Via The Porch, Leading To A Large Open Plan Kitchen, Living & Dining Area Which Boasts Fully Fitted Appliances, French Doors Onto The Garden, Skylights & A Utility Room
- The Property Boasts Three Well-Proportioned Bedrooms Which Are Serviced By Two Modern Bathrooms, One Of Which Is En-Suite
- The Principal Bedroom Affords An En-Suite Shower Room & Two Sets Of French Doors Opening Onto The Garden
- To The Rear Of The Property Is A Large Wrap-Around Garden With The Benefit Of Established Greenery & A Feature Patio Area
- Located On The Cusp Of The Warwickshire Countryside

ENTRANCE PORCH

KITCHEN / LIVING / DINING AREA
38' 4" x 19' 5" (11.68m x 5.92m)

UTILITY ROOM
9' 6" x 5' 9" (2.90m x 1.76m)

PRINCIPAL BEDROOM
22' 8" x 12' 7" (6.92m x 3.84m)

ENSUITE
7' 4" x 5' 7" (2.23m x 1.71m)

BEDROOM TWO
12' 11" x 12' 8" (3.94m x 3.86m)

BEDROOM THREE
13' 3" x 12' 10" (4.04m x 3.90m)

SHOWER ROOM
9' 7" x 5' 7" (2.91m x 1.71m)

TOTAL SQUARE FOOTAGE
157.3 sq.m (1693 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE
19' 5" x 9' 8" (5.92m x 2.95m)

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

WRAP-AROUND GARDEN

FEATURE PATIO AREA

ITEMS INCLUDED IN THE SALE

Siemens integrated oven, Miele integrated hob, Miele extractor, Siemens microwave, Samsung fridge/freezer, Siemens dishwasher, Zanussi washing machine, feature electric log fire, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in two bedrooms, underfloor heating, solar panels, electric garage door and a 2020 EV charging point.

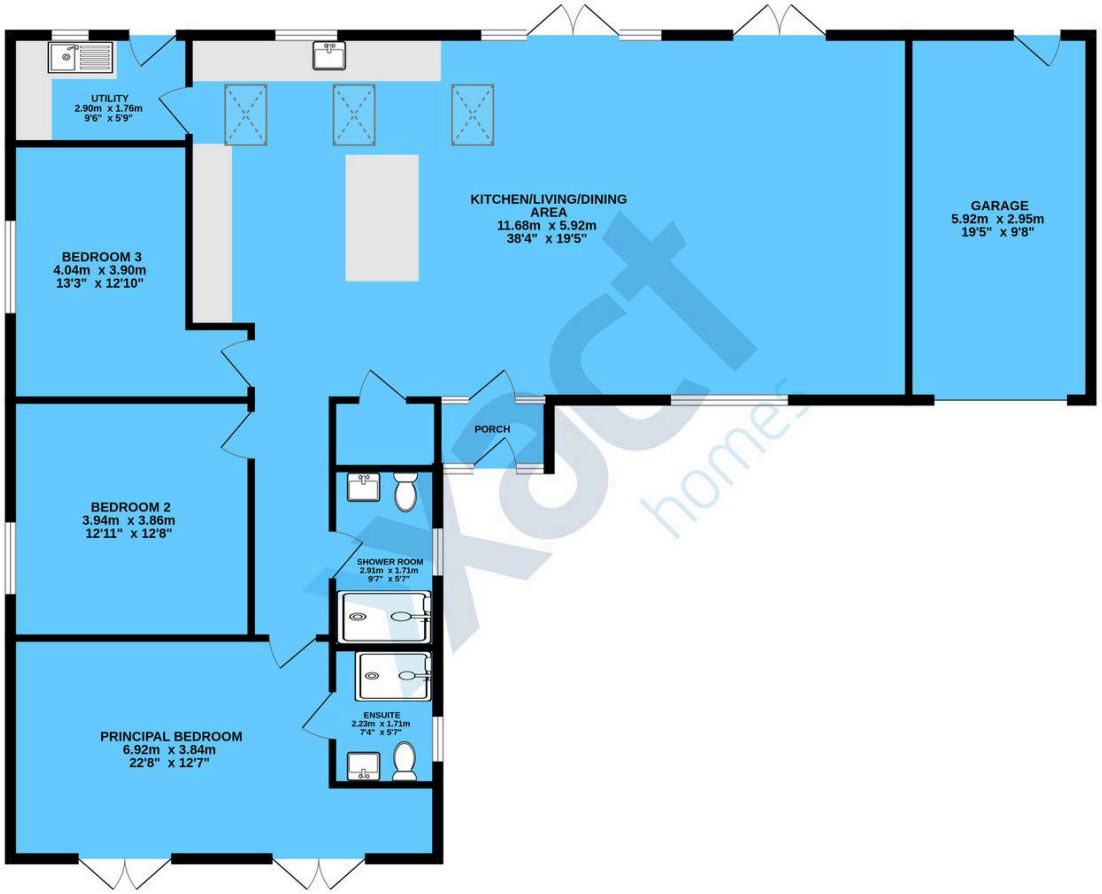
ADDITIONAL INFORMATION

Services - direct mains water (with water meter), sewers, electricity and solar PV (Photovoltaic) panels. Broadband - FTTP (fibre to the premises).

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



TOTAL FLOOR AREA : 157.3 sq.m. (1693 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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