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YOUR PREMIUM AGENT

**ACORNS, 448 NORTON LANE  
EARLSWOOD  
SOLIHULL  
B94 5LR**

This is a stunning detached property in Earlswood, boasting extensive gardens and an indoor swimming pool complex. This versatile and spacious home features four to five large bedrooms, multiple reception rooms, and a luxurious open-plan kitchen, perfect for modern living.

## ACORNS, 448 NORTON LANE – EARLSWOOD

Approached by a sweeping driveway, Acorn's is a beautifully appointed detached home located in the serene village of Earlswood, surrounded by mature trees and high hedges for ultimate privacy, this property offers a deceptive amount of space and versatility. The main residence includes three large double bedrooms, two with en-suite bathrooms, and additional versatile reception rooms that can serve various purposes. The heart of the home is the large breakfast kitchen with an open plan dining area and TV snug, leading out to Cotswold stone patio areas—ideal for alfresco dining and outdoor entertaining. The property also features a detached indoor swimming pool complex with a modern fully equipped annex, with bedrooms, kitchen and living area, enhancing the home's leisure offerings.





The home welcomes you with a porch featuring stained glass windows, leading into a reception hall with striking architectural details.

The impressive open-plan kitchen acts as the central hub of the home, equipped with bespoke Smallbone units under a granite work surface, including a range cooker, dishwasher, fridge freezer, and a large central island. This area seamlessly integrates into the family room, providing a spacious environment for family gatherings and casual relaxation with a log burner, overlooking the gorgeous garden.

The main living room features a majestic minster fireplace surrounded by an extensive range of Neville Johnson Mahogany bookcases, creating a warm, inviting atmosphere., a cosy retreat at the end of the day.









Each bedroom in Acorn's is generously proportioned. The principal bedroom boast a huge open plan en-suite and then a fabulous spiral staircase takes you to a wonderful dressing room space, doubling as a home office.

The additional bedrooms are well-appointed, one featuring an en-suite, and all maintained to the high standard seen throughout the home. The family bathroom, distinctively Gothic-styled adds character to the functional spaces.



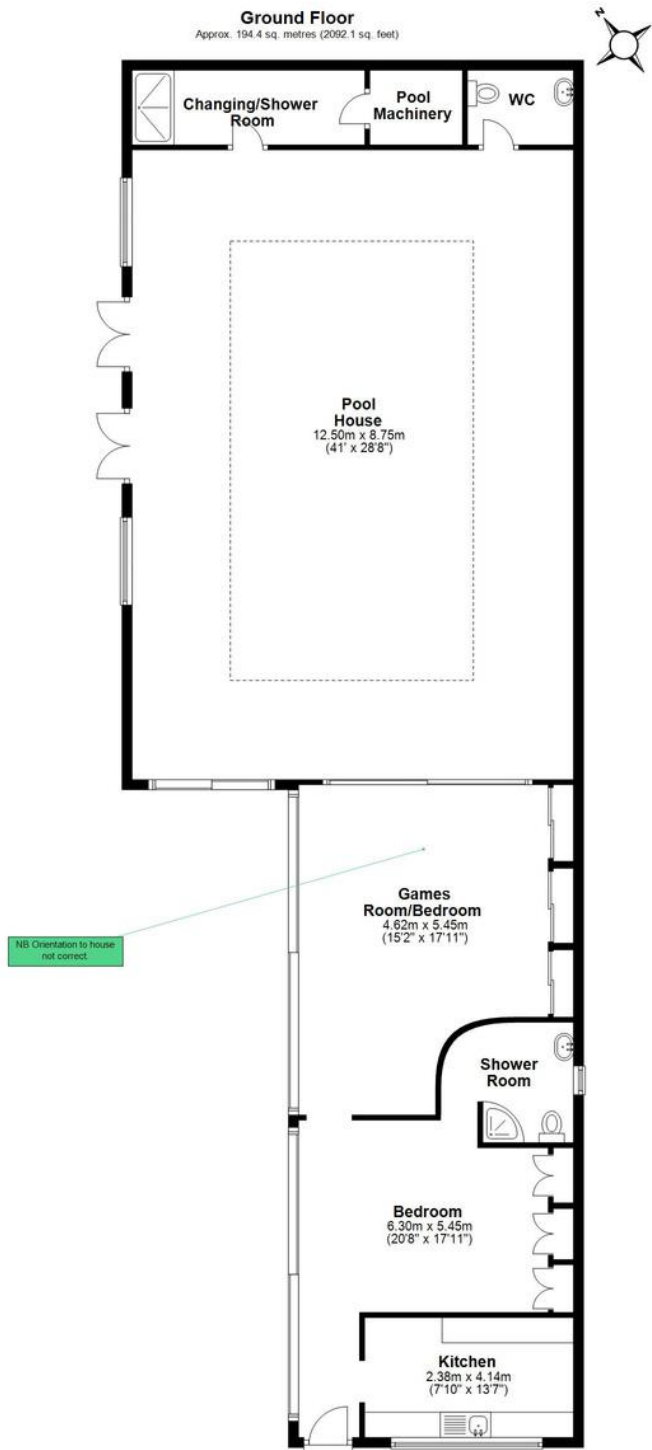






### Annex/Pool House

Simply an outstanding space, boasting a large living lounge space (which could act as an extra bedroom,) kitchen, shower room, bedroom, leading through into a fabulous indoor pool complex with separate WC and shower room. Two sets of double doors open up onto the landscape gardens perfect for the summer months with the family.



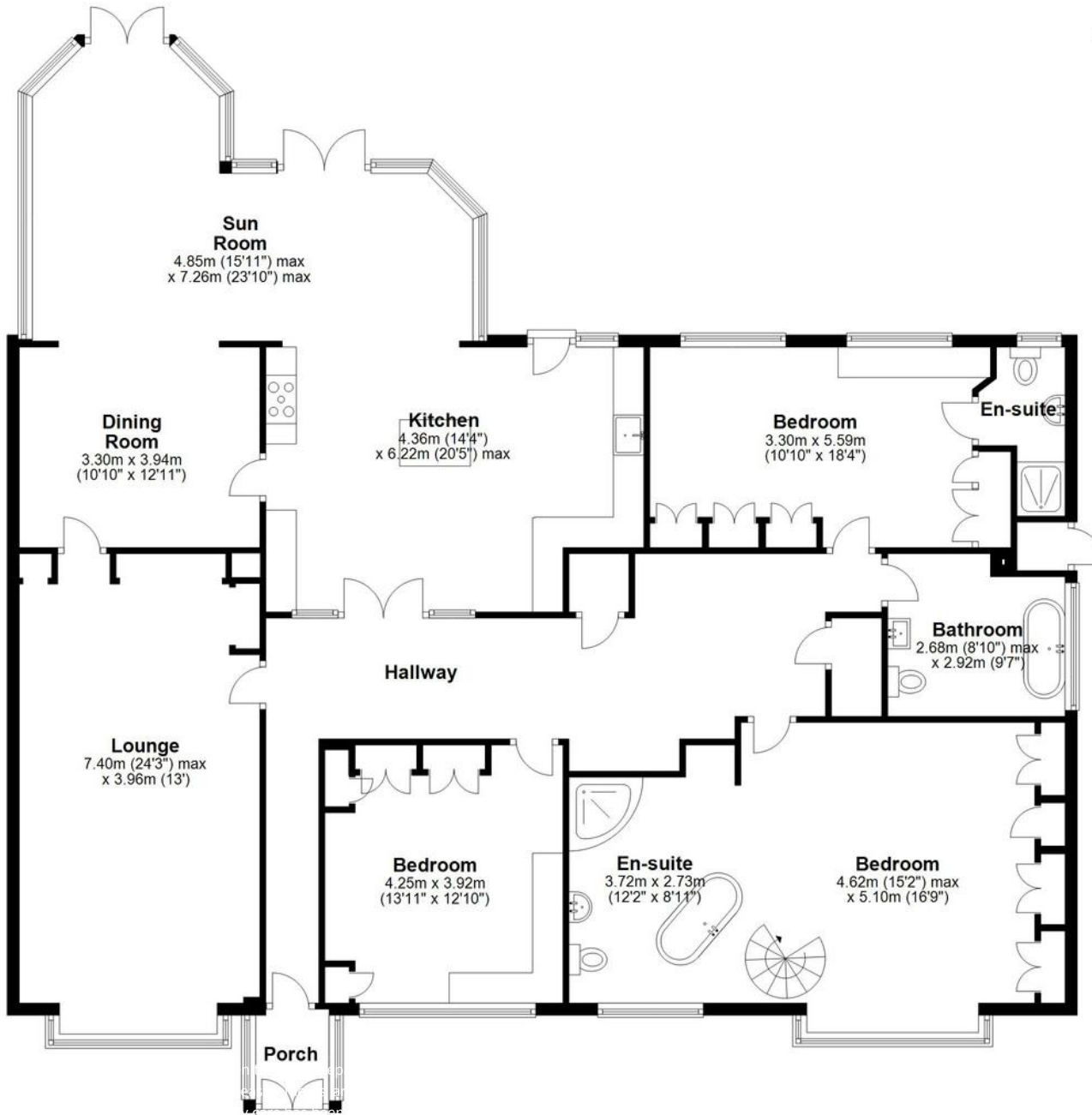






### Ground Floor

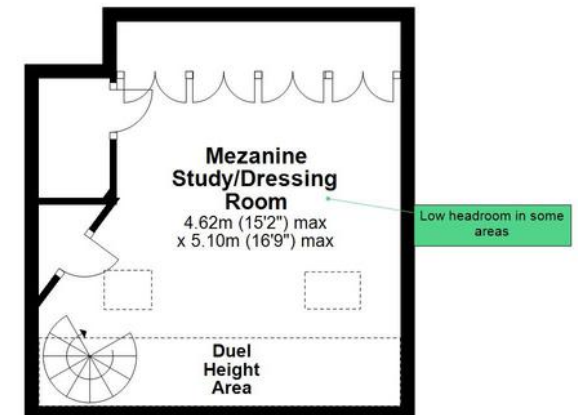
Approx. 214.5 sq. metres (2308.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		79
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	55	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
WWW.EPC4U.COM		

### First Floor

Approx. 26.8 sq. metres (288.2 sq. feet)



Total area: approx. 241.3 sq. metres (2596.8 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUo.

## FEATURES

- Spacious Main Residence
- 4/5 Bedrooms
- Gothic Style Family Bathroom
- Two En-suite Bathrooms
- Indoor Swimming Pool with Self-Contained Annex
- Immaculate Landscaped Gardens
- Near Earlswood Lakes and Clowes Wood for nature walks
- Easy access to M42 motorway and local train services to Birmingham and Stratford Upon Avon

**SIZE** Total - 4,688. sq ft

**TENURE** Freehold

## SOLIHULL METROPOLITAN BOROUGH COUNCIL - G SERVICES

All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

## BROADBAND

Type	Max download speed	Max upload speed
Standard	13 Mbps	1 Mbps
Superfast	46 Mbps	8 Mbps

**Network in the area:** OpenReach

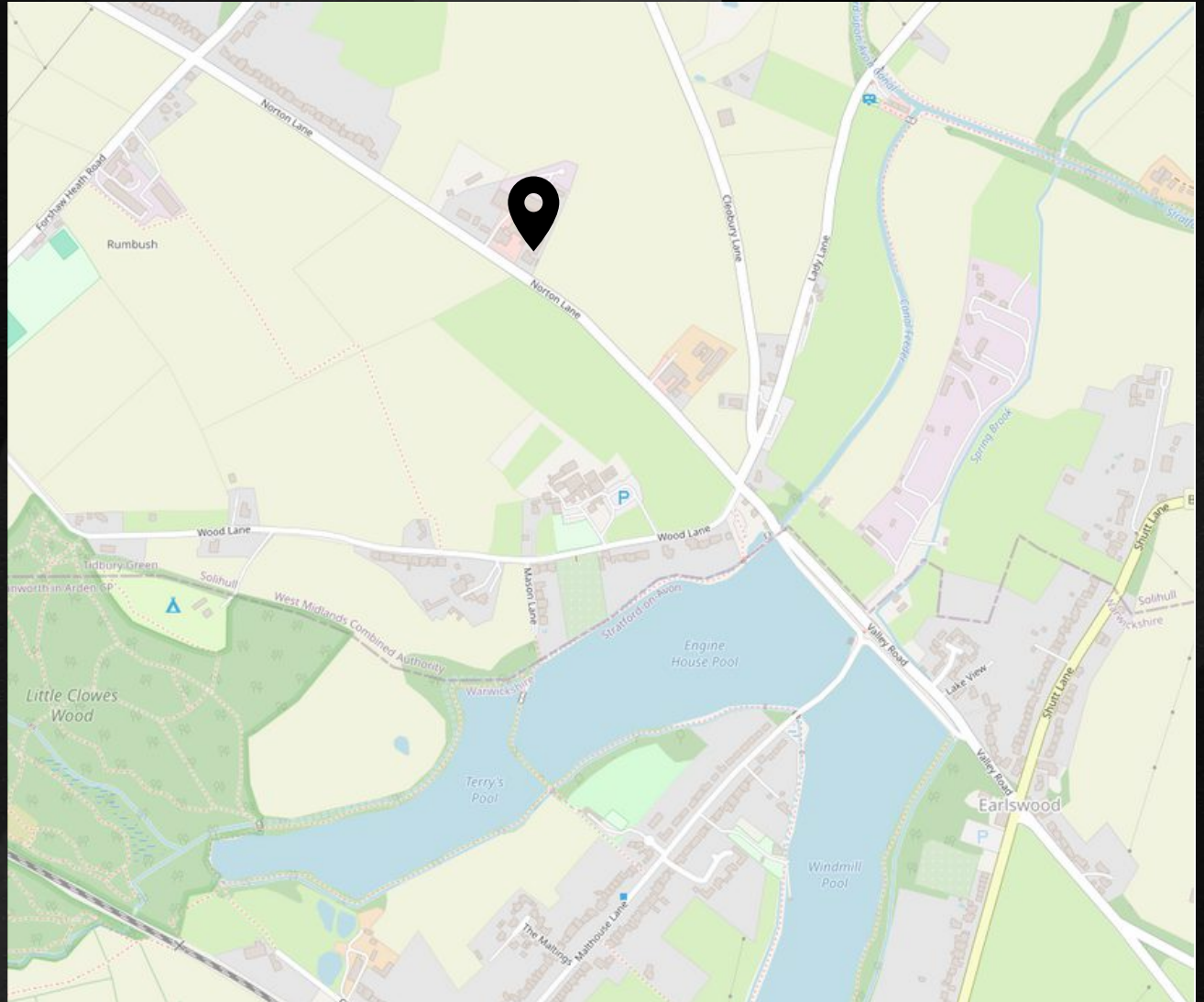
## VIEWING

Book a viewing with Sole Agents DM & Co. Premium by phone or email:

☎ 01564 777314 (option 4)

✉ premium@dmandcohomes.co.uk

\*Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.\*



## LOCATION

Nestled in Earlswood, known for its tranquil setting and community feel, the property is just a short walk from local amenities including the train station, shops, and public houses. Earlswood is conveniently located close to Solihull and Birmingham, providing easy access to larger city amenities while retaining a countryside ambiance. The area is also noted for its access to quality local schools, making it an ideal location for families.

*DM&Co.*

**YOUR PREMIUM AGENT**

Call us on **01564 777314 (option 4)**

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