



DM&Co.
LAND & NEW HOMES

**WATERSMEET
167C WOOD LANE
EARLSWOOD, B94 5JL**

An amazing opportunity to own a brand new, stunning family home, constructed to the highest standard. The last remaining plot 'WATERSMEET' is the first plot upon entering the development of THREE LUXURY EXECUTIVE homes, enjoying fabulous lake and countryside views.

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Earlswood is a sought after residential area being well located to the south-west of Solihull within easy reach of the region's road communications with ready access to the M42 and M40 motorways. Earlswood has a railway station which provides links to Solihull, Birmingham and the nearby towns of Stratford upon Avon and Leamington Spa.

The village itself has a range of amenities and facilities including primary school pubs local supermarket. The adjoining Earlswood Lakes comprise three reservoirs built in the 1820's to supply water to the Stratford upon Avon Canal and today provide leisure facilities including sailing, fishing and walking.





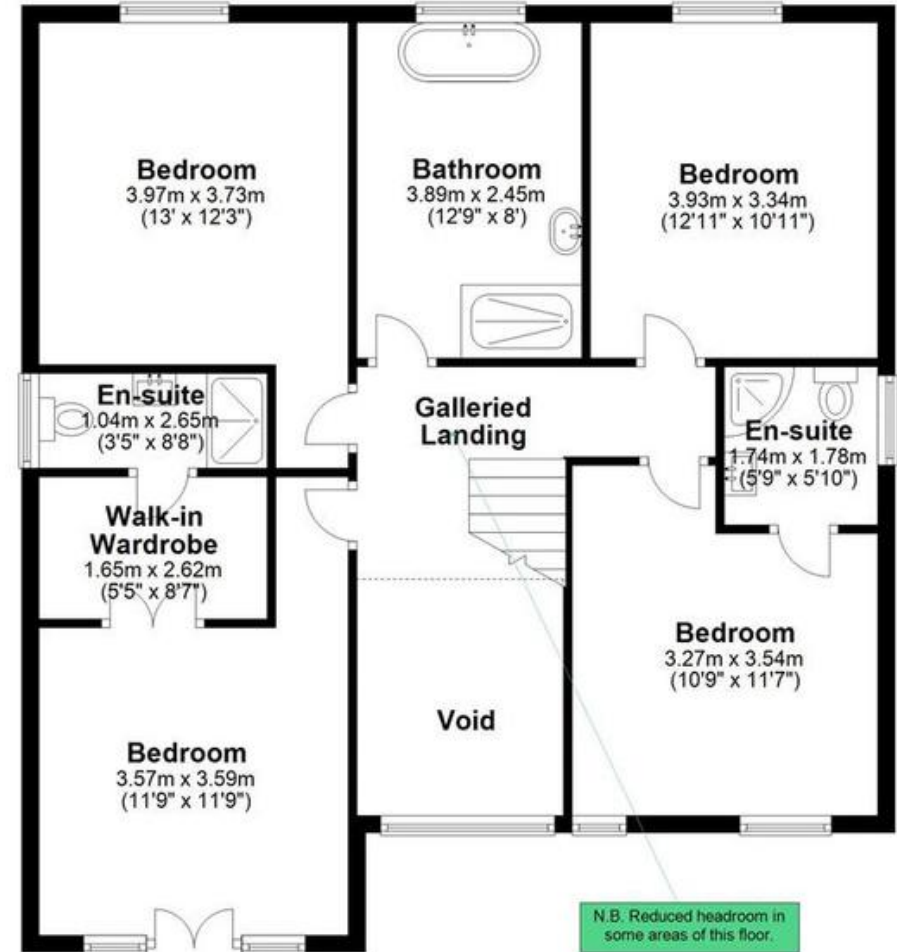
Ground Floor

Approx. 103.3 sq. metres (1112.3 sq. feet)



First Floor

Approx. 94.6 sq. metres (1018.4 sq. feet)



Total area: approx. 197.9 sq. metres (2130.7 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 mis-statement.

Plan produced using PlanUp.

FEATURES

- Exclusive Four Bedroom Detached Residence
- Private Gated Development
- Outstanding Views Over Earlswood Lakes
- Air Source Heat Pump
- Stunning Open Plan Kitchen/Diner
- Utility and Guest Cloakroom
- Two Bedrooms With En-Suites
- High Specification Throughout
- 10 Year Warranty

SIZE

Total - 2,130.7 sq ft

TENURE


We are advised by the vendor that the property is Freehold with vacant possession upon completion. However, we would advise that you check this with your legal advisor before exchanging contracts.

Solihull Metropolitan Borough Council:

Band to be confirmed.

VIEWING

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

 0121 683 8833

 newhomes@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.

Watersmeet is an individually designed detached residence within an outstanding exclusive, gated, development in Earlswood. The last of three exceptional houses, enviably located with stunning views over Earlswood Lakes and adjoining green belt farmland, protected from further development by a Bournville Trust Covenant, really making this an absolutely idyllic place to live.

Approached via a private drive, Watersmeet is the first plot, built to a high specification by a local developer, benefiting from a ten year structural warranty.

This large family home has spacious accommodation to the ground floor including living room, open plan kitchen/dining room with sliding glass doors to the rear garden, utility room, home office and a guest cloakroom. To the first floor, both the principle bedroom and bedroom two both benefit from luxury en-suites, with a two further bedrooms sharing a family bathroom. The kitchen and bathrooms are individually designed to a high quality specification to provide the ultimate luxury family living.

High quality specification in brief include:-

Kitchens:

Individually designed Howdens Joinery kitchen with Neff appliances to include two ovens, microwave/oven, fridge/freezer, dishwasher, induction hob, extractor, wine cooler. Quartz work surfaces and upstands.

Bathrooms:

Branded Sanitary ware with Chrome fittings dressed with built in mirrored feature cabinet with lighting. Porcelanosa tiling - Full height to all walls and floors.

Finishes/Fixtures:

Porcelain tiled flooring to hallway, kitchen, utility and bathrooms.

Glass balustrade staircase with oak handrails

Underfloor heating across the ground floor with radiators upstairs

Fitted wardrobes to master bedroom.

Internal doors to be pre-finished Dordogne oak veneered, which softwood skirting & architrave.

All internal walls to be painted.

External:

Turfed garden area with pathways in stone with paved patio from house as standard.

Outside double socket and Tap .

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