



## Earlswood Common, Earlswood

Guide Price £1,200,000

**xact**  
EXCLUSIVE







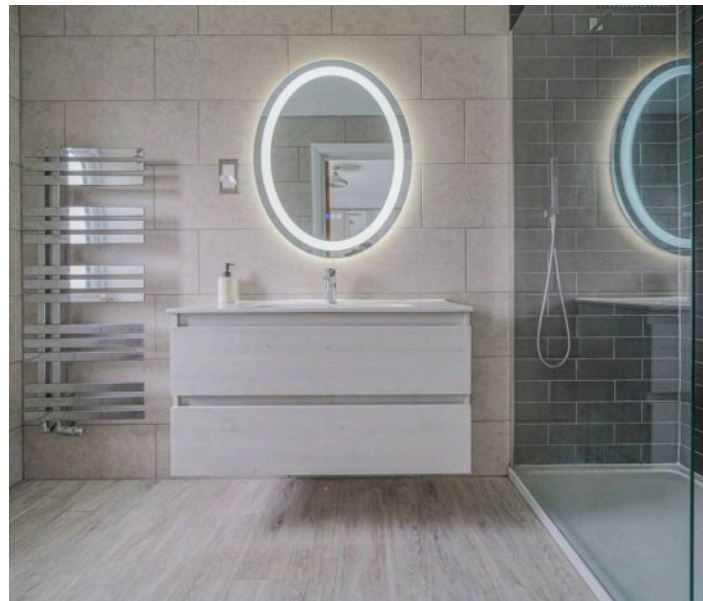
## PROPERTY OVERVIEW

This stunning five-bedroom detached family home exudes elegance and sophistication, meticulously designed by the existing owners to offer a spacious layout flooded with natural light. As you approach the property, a large driveway welcomes you, providing ample parking space for a multitude of vehicles.

Upon entering, a grand entrance hallway sets the tone for the residence, leading guests into the heart of the home - a magnificent open plan kitchen/diner/family room. The focal point of this space is the large central island, complemented by two sets of bi-fold doors that seamlessly open to an expansive patio seating area. Adjacent to the kitchen is a practical utility room, enhancing the functionality of the living space.

The property boasts a spacious living room with a striking feature fireplace, perfect for unwinding and entertaining guests. Additionally, a large home office offers a quiet retreat for work or study, enhancing the home's versatility. Completing the ground floor, a convenient guest toilet adds to the practicality of the layout.

Ascending to the first floor, an impressive landing with a feature skylight leads to the five double bedrooms, two of which feature en-suites, and a family bathroom. The principal bedroom boasts ample built-in storage and a luxurious en-suite, providing a private sanctuary for the homeowners.







Outdoors, the property delights with a stunning rear garden featuring an expansive patio seating area, a large lawn section, and a versatile garden room, offering a serene setting for relaxation and outdoor activities. The well-established garden adds a touch of tranquility to the outdoor space, enhancing the overall appeal of the property.

Additionally, a large detached double garage provides ample storage and parking options for residents. This exceptional property truly offers a harmonious blend of luxurious design, spacious living areas, and exquisite outdoor space, making it an ideal family home for those seeking comfort and elegance in a prime location.

#### 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







- Five Bedroom Detached Family Home
- Set Behind A Large Driveway
- Stunning Open Plan Kitchen / Diner / Family Room
- Practical Utility Room & Home Office
- Large Living Room With Feature Fireplace
- Five Double Bedrooms
- Two Ensuites & Family Bathroom
- Delightful Rear Garden With Large Patio Seating Area
- Large Detached Garage & Garden Room



## **ENTRANCE HALL**

## **WC**

## **KITCHEN / DINER / FAMILY ROOM**

33' 2" x 14' 1" (10.10m x 4.30m)

## **UTILITY ROOM**

7' 5" x 6' 7" (2.25m x 2.00m)

## **LIVING ROOM**

18' 3" x 13' 5" (5.55m x 4.10m)

## **HOME OFFICE**

10' 6" x 7' 10" (3.20m x 2.40m)

## **FIRST FLOOR**

## **PRINCIPAL BEDROOM**

19' 8" x 14' 5" (6.00m x 4.40m)

## **ENSUITE**

9' 10" x 4' 11" (3.00m x 1.50m)

## **BEDROOM TWO**

14' 7" x 10' 0" (4.45m x 3.05m)

## **ENSUITE**

7' 9" x 4' 7" (2.35m x 1.40m)

## **BEDROOM THREE**

13' 9" x 10' 0" (4.20m x 3.05m)

## **BEDROOM FOUR**

11' 10" x 9' 10" (3.60m x 3.00m)

## **BEDROOM FIVE**

12' 2" x 8' 2" (3.70m x 2.50m)

## **BATHROOM**

8' 10" x 7' 7" (2.70m x 2.30m)

## **TOTAL SQUARE FOOTAGE**

252.4 sq.m (2717 sq.ft) approx.





## **OUTSIDE THE PROPERTY**

### **GARAGE**

24' 7" x 16' 5" (7.50m x 5.00m)

### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

### **GARDEN**

### **PATIO SEATING AREA**

### **GARDEN ROOM**

14' 5" x 10' 0" (4.40m x 3.05m)

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

Bosch integrated oven, integrated hob, extractor, microwave, fridge, Samsung freezer, Lamona dishwasher, all carpets, some curtains, some blinds, all light fittings, fitted wardrobes in one bedroom, Heatmiser underfloor heating, garden shed and electric garage door.

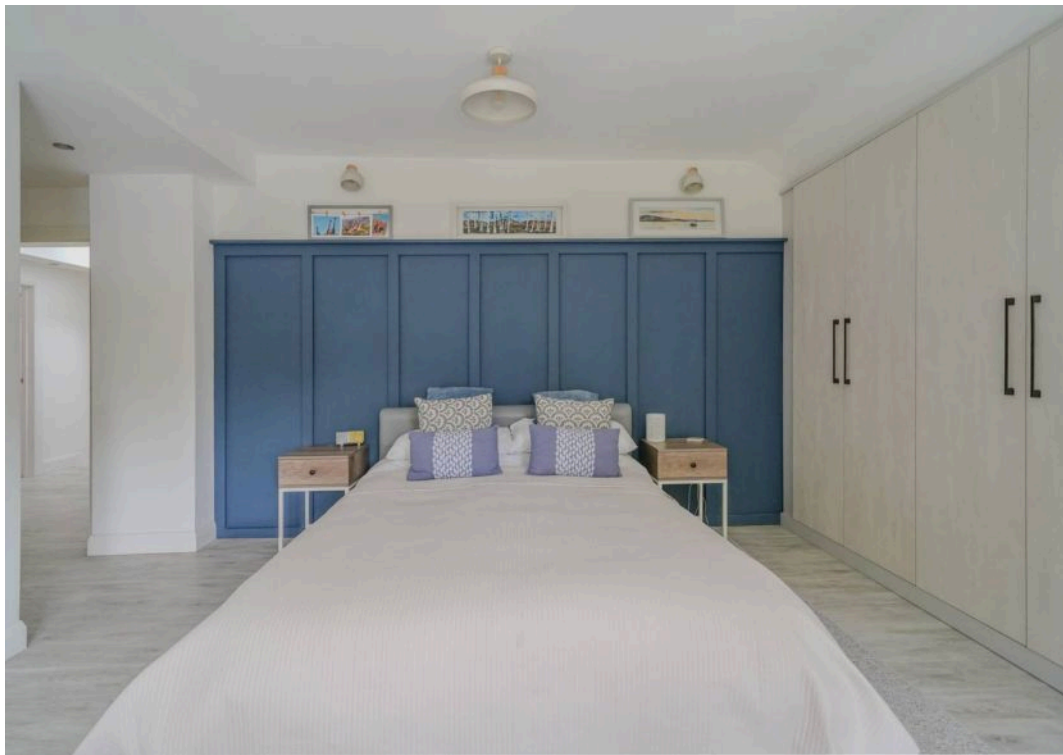
### **ADDITIONAL INFORMATION**

Services – direct mains water (with water meter), sewers and electricity. Broadband – FTTP (fibre to the premises). Loft – partially boarded.

### **INFORMATION FOR POTENTIAL BUYERS**

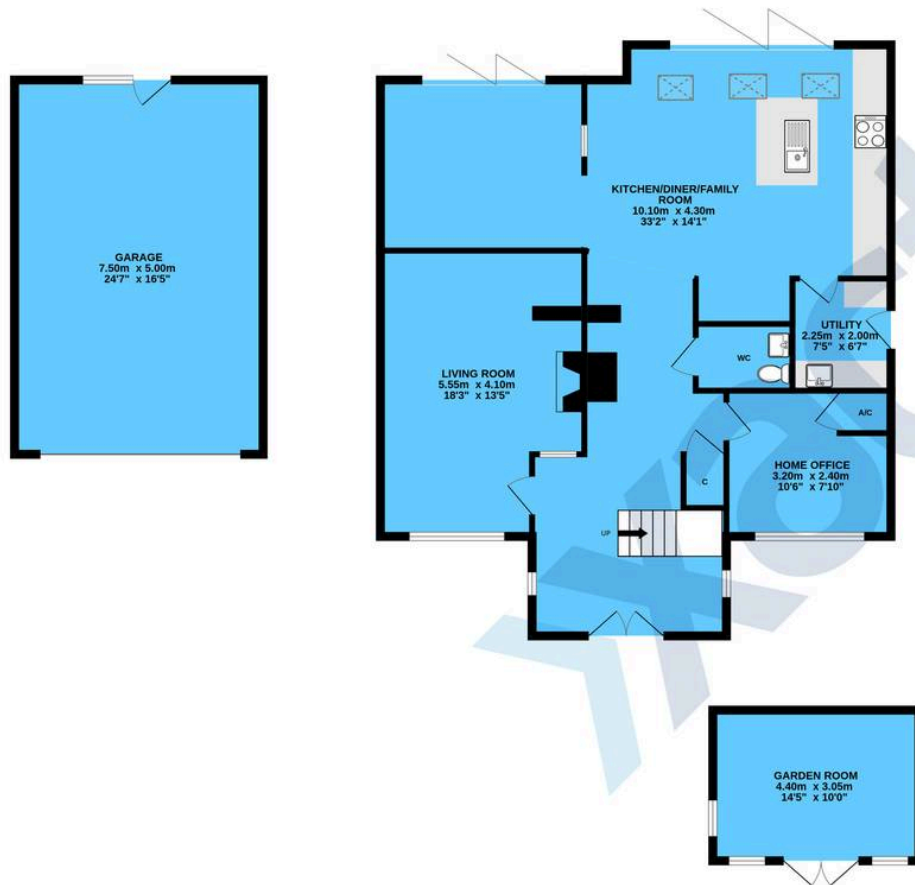
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



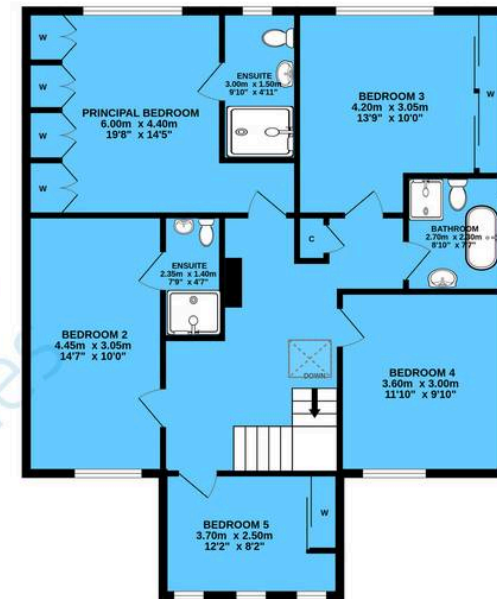




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 252.4 sq.m. (2717 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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# Xact Homes

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