

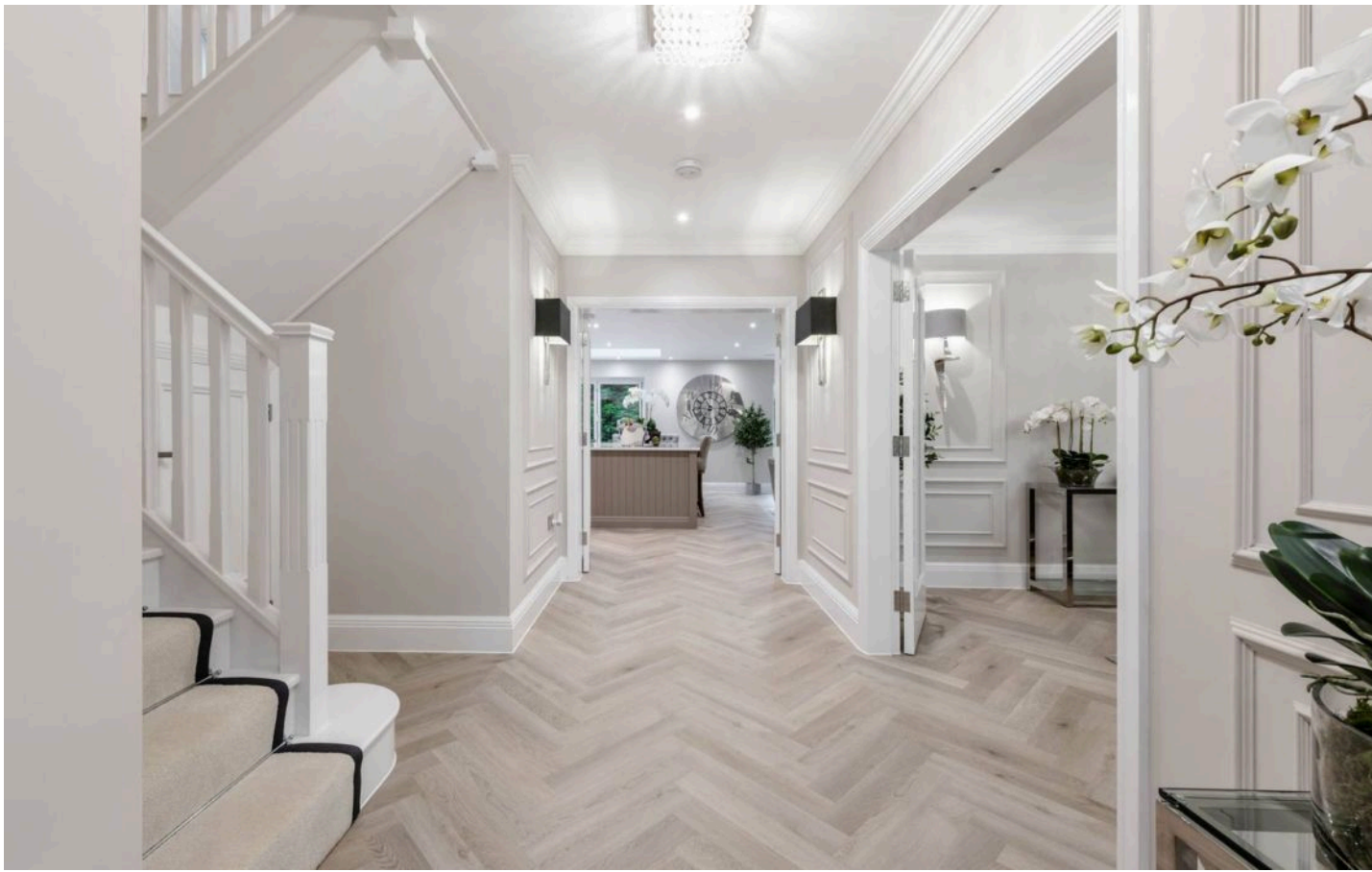


Earlswood Common, Earlswood

In Excess of £1,200,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

Welcome to this exquisite luxury new build home built by HCD Developments, crafted with the highest standards and finishes to redefine contemporary living. Upon entering this immaculate residence, one is greeted by a large hallway with ample storage and a well appointed guest W/C. At the front of the property is the large lounge with a feature fireplace and bay window. At the rear of the property is the expansive kitchen/dining and family room which features high end appliances and a Tom Howley Kitchen with views over the garden through French doors and bi-fold doors. Off the kitchen is a conveniently located utility room which leads to the garage. Upstairs the property boasts four double bedrooms, each offering a serene retreat for rest and rejuvenation. The principal suite is a sanctuary of comfort, featuring a luxurious en-suite bathroom with 'his & hers' sinks and a large walk in shower. Bedroom two also benefits from an en-suite bathroom with both a walk in shower and a bath. The further two double bedrooms are serviced by a well appointed family bathroom.





Constructed with precision and attention to detail, this luxury new build home comes with the peace of mind of a 10-year ICW warranty, ensuring the utmost quality and durability for years to come. From the architectural design to the finest finishes, every aspect of this property speaks of a commitment to excellence and uncompromising quality.

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.

Tenure: Freehold





- Luxury New Build Home
- Built By HCD Developments
- Highest Standards & Finishes Throughout
- Four Double Bedrooms
- Tom Howley Bespoke Kitchen
- 10 Year ICW Warranty

HALLWAY

WC

5' 11" x 5' 9" (1.80m x 1.75m)

LOUNGE

20' 4" x 15' 1" (6.20m x 4.60m)

KITCHEN/DINER

16' 11" x 10' 8" (5.16m x 3.25m)

FAMILY AREA

19' 0" x 17' 9" (5.79m x 5.41m)

UTILITY ROOM

6' 5" x 5' 11" (1.96m x 1.80m)

INTEGRAL GARAGE

20' 6" x 10' 8" (6.25m x 3.25m)



FIRST FLOOR

PRINCIPAL BEDROOM

14' 11" x 14' 1" (4.55m x 4.29m)

ENSUITE

10' 8" x 5' 9" (3.25m x 1.75m)

BEDROOM TWO

17' 1" x 13' 1" (5.21m x 3.99m)

ENSUITE

10' 10" x 6' 7" (3.30m x 2.01m)

BEDROOM THREE

17' 4" x 11' 0" (5.28m x 3.35m)

BEDROOM FOUR

12' 10" x 12' 0" (3.91m x 3.66m)

BATHROOM

10' 8" x 5' 7" (3.25m x 1.70m)

TOTAL SQUARE FOOTAGE

262.5 sq.m (2826 sq.ft) approx.

OUTSIDE THE PROPERTY

GARDEN

ADDITIONAL INFORMATION

Services - TBC. Broadband - TBC.



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.

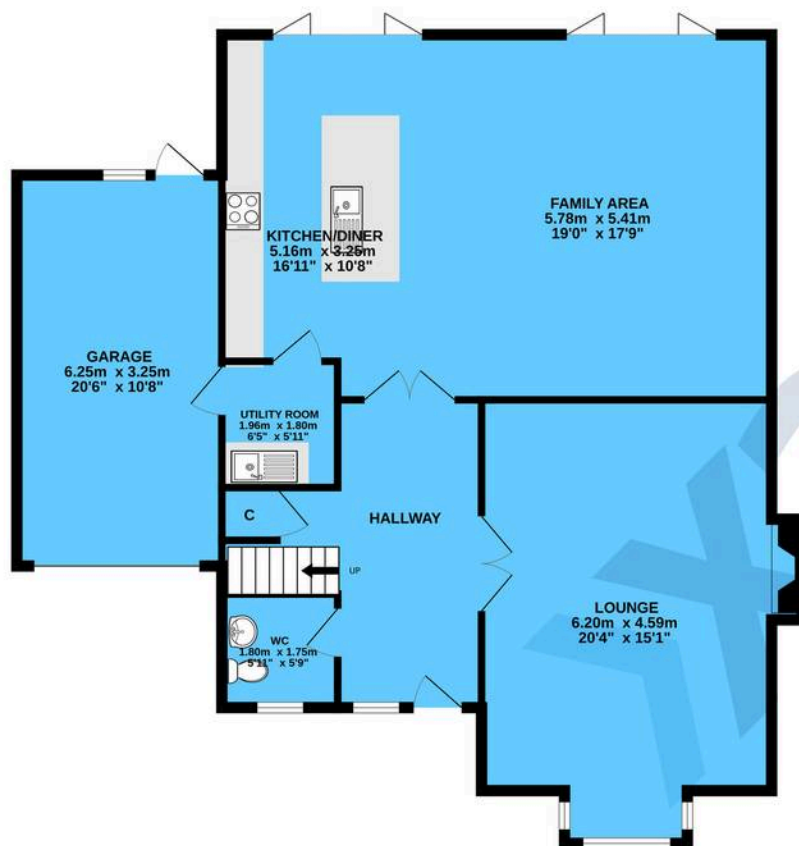
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

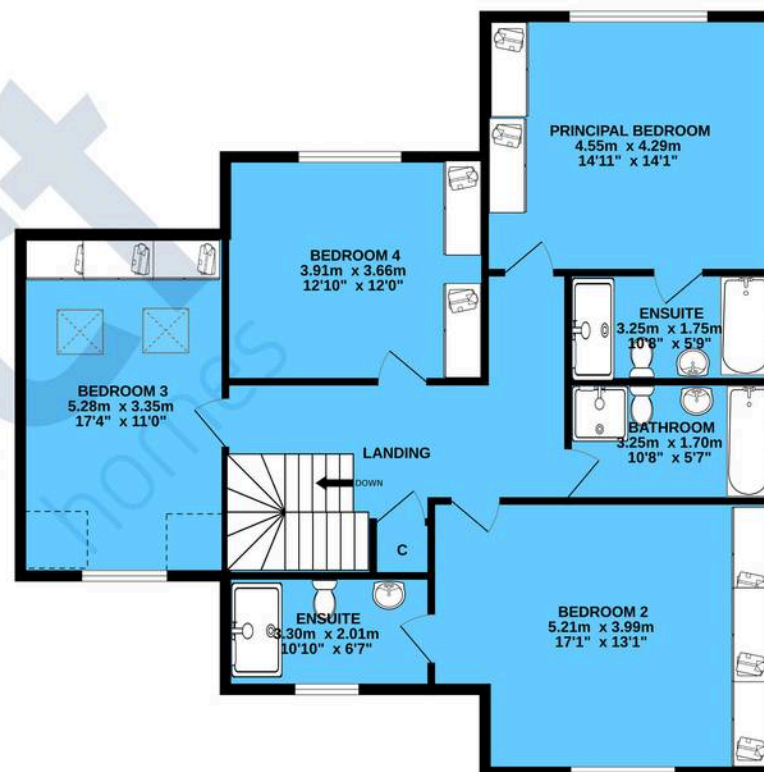
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR
132.7 sq.m. (1428 sq.ft.) approx.



1ST FLOOR
129.9 sq.m. (1398 sq.ft.) approx.



TOTAL FLOOR AREA : 262.5 sq.m. (2826 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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