



Shutt Lane, Earlswood

Guide Price £750,000





PROPERTY OVERVIEW

Presenting an exceptional opportunity to acquire a five-bedroom detached property, this wonderfully appointed residence is set over three floors. Immaculately presented throughout, the property is accessed through a welcoming entrance hallway, leading to the ground floor accommodation. At the core of the home lies a spacious breakfast kitchen featuring a central island, expansive workspace, and delightful views of the rear garden. The property further boasts a generously sized living room with a feature fireplace and French doors opening onto the rear garden, an excellent dining room, and a convenient utility room connected to a garage/store room. The first floor comprises four bedrooms, with the principal bedroom incorporating an ensuite bathroom, while the fourth bedroom offers flexibility to serve as a home office. The second floor houses a versatile large double bedroom, ideal for a playroom or home gym. Enjoying a south easterly facing rear garden with a lawn and a sizeable patio seating area, this property offers delightful rural views, completing the allure of this impressive residence.





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 Property
- Immaculately Presented Throughout
- Set Over Three Floors
- Stunning Breakfast Kitchen
- Living Room & Separate Dining Room
- Principal Bedroom With Ensuite
- Four Double Bedrooms
- Family Bathroom
- South Easterly Facing Rear Garden



PORCH

ENTRANCE HALL

WC

6' 7" x 2' 7" (2.01m x 0.79m)

LIVING ROOM

21' 11" x 11' 0" (6.68m x 3.35m)

DINING ROOM

11' 6" x 9' 4" (3.51m x 2.84m)

BREAKFAST KITCHEN

16' 1" x 15' 3" (4.90m x 4.65m)

UTILITY

8' 10" x 5' 7" (2.69m x 1.70m)

FIRST FLOOR

PRINCIPAL BEDROOM

20' 4" x 11' 0" (6.20m x 3.35m)

ENSUITE

13' 1" x 5' 7" (3.99m x 1.70m)

BEDROOM TWO

11' 8" x 10' 6" (3.56m x 3.20m)

BEDROOM THREE

13' 1" x 9' 2" (3.99m x 2.79m)

BEDROOM FOUR/HOME OFFICE

12' 4" x 9' 2" (3.76m x 2.79m)

BATHROOM

8' 6" x 7' 9" (2.59m x 2.36m)



SECOND FLOOR

BEDROOM FIVE/PLAYROOM/HOME GYM

15' 9" x 13' 7" (4.80m x 4.14m)

TOTAL SQUARE FOOTAGE

171 sq.m (1841 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE/STORE

9' 2" x 8' 10" (2.79m x 2.69m)

REAR GARDEN WITH PATIO & SEATING AREA

ITEMS INCLUDED IN THE SALE

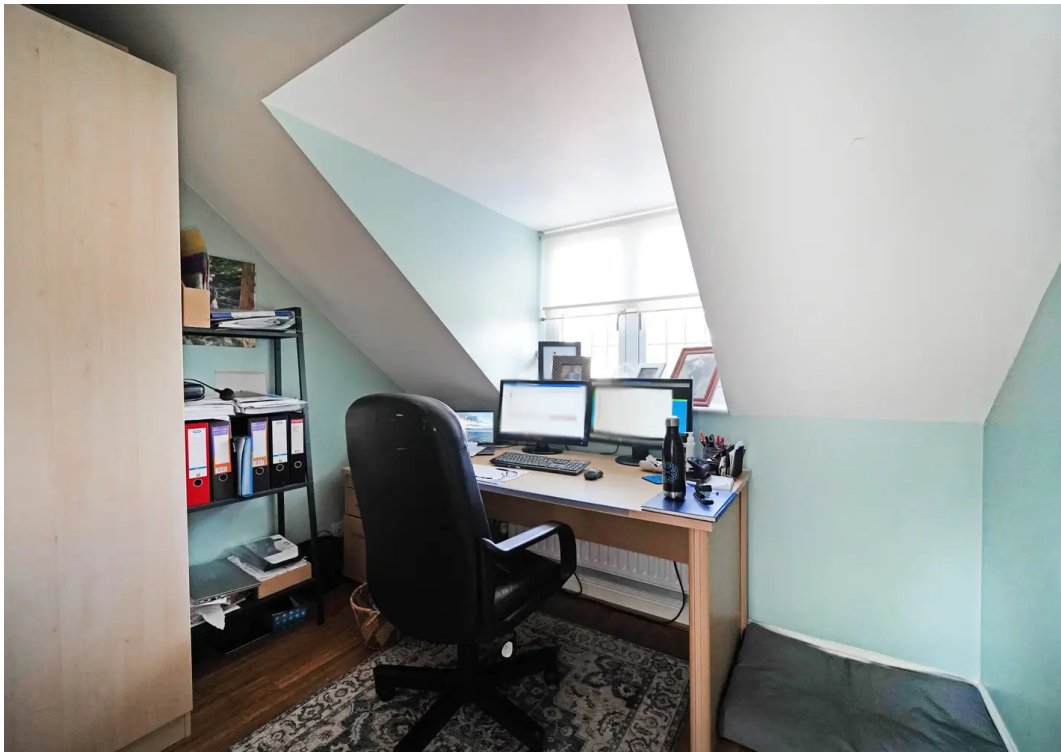
Stoves range cooker, Stoves extractor, Gronje fridge (in kitchen only), Gronje freezer, dishwasher, all carpets, blinds and light fittings, fitted wardrobes in one bedroom, garden shed and electric garage door.

ADDITIONAL INFORMATION

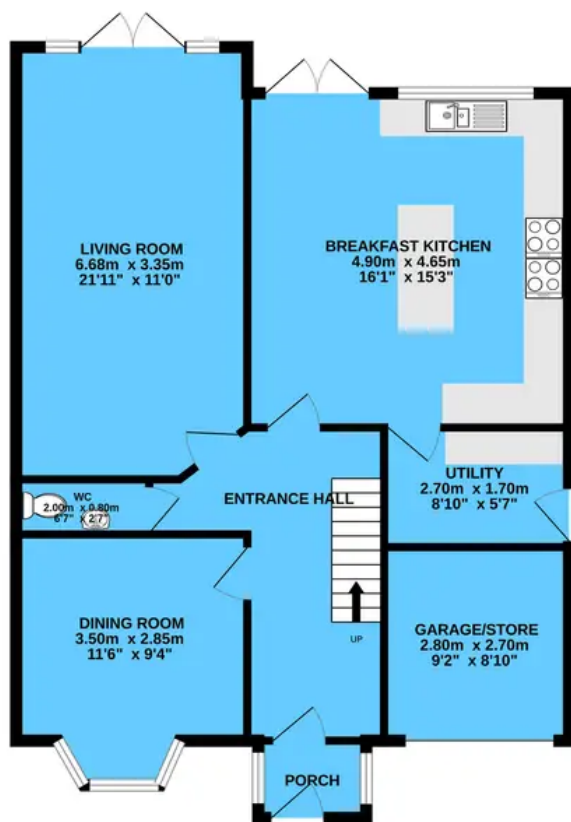
Services - water meter, mains gas, electricity and sewers. Broadband - Sky

MONEY LAUNDERING REGULATIONS

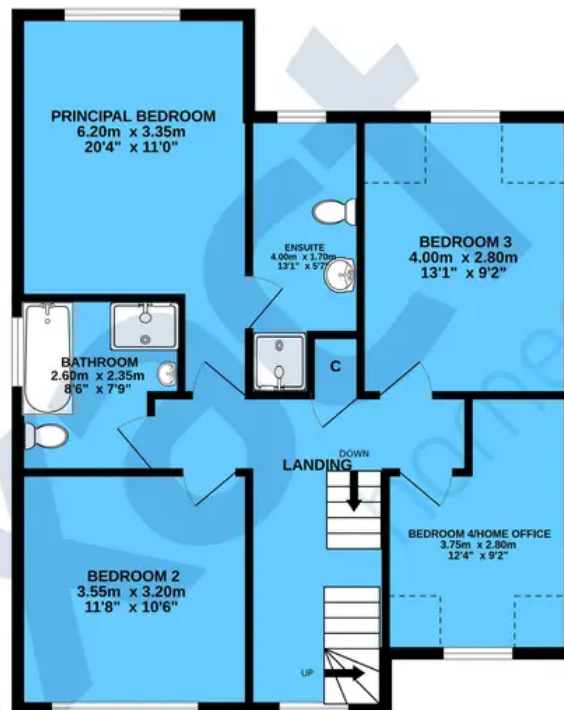
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



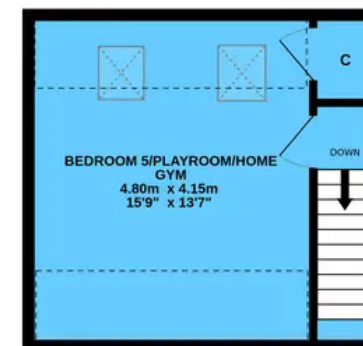
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 171.0 sq.m. (1841 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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