



196 Norton Lane  
Earlswood | Solihull | B94 1LT

 FINE & COUNTRY

# 196 NORTON LANE

*An exceptional six bedroom detached family residence in Tudor Grange catchment, offering over 3,800 sq ft of beautifully presented living space. Featuring a stunning open-plan kitchen, balcony suite, landscaped garden and versatile accommodation, ideal for modern family living.*



This exceptional detached residence offers an outstanding opportunity to acquire a beautifully extended and comprehensively modernised family home, set within the highly desirable village setting of Earlswood. Enjoying attractive countryside views to the front, the property combines an idyllic semi-rural lifestyle with excellent accessibility, making it perfectly suited to modern family living.

The home is approached via a substantial gravelled driveway, creating an impressive sense of arrival and providing ample parking alongside an integral garage. Internally, the property has been thoughtfully designed to provide a seamless balance between formal entertaining spaces and relaxed open-plan living.

A welcoming entrance hallway leads to the principal reception rooms, including a formal dining room positioned to the front and a spacious living room featuring an open fireplace and French doors. These flow effortlessly into the heart of the home – a stunning open-plan kitchen, dining and family space. Designed with both everyday living and entertaining in mind, this expansive area is enhanced by a feature log burner and a striking galleried landing above, adding architectural interest and a wonderful sense of volume.

The kitchen is superbly appointed with a comprehensive range of integrated appliances and a central breakfast bar, while bi-fold doors flood the space with natural light and provide a seamless connection to the garden. A separate utility room offers additional practicality and direct internal access to the garage, while a well-appointed downstairs W/C completes the ground floor. Underfloor heating throughout this level ensures year-round comfort.













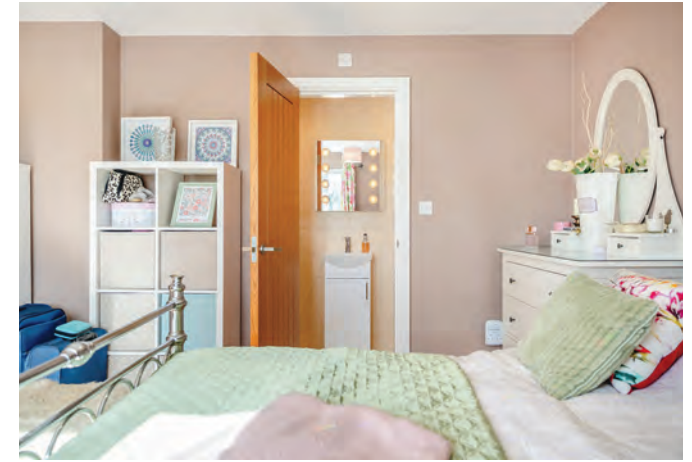




To the first floor, a galleried landing provides an impressive focal point and leads to the bedroom accommodation. The principal suite is particularly noteworthy, offering a luxurious retreat complete with a spacious dressing room, contemporary en-suite and direct access to a private balcony — an ideal spot to unwind and enjoy the surrounding outlook. Further bedrooms on this level are generously proportioned, with additional en-suite facilities and a stylish family bathroom featuring both bath and separate shower.











The upper floor continues to provide exceptional versatility, with additional rooms that can be adapted to suit a variety of needs, including further bedrooms, guest accommodation, or dedicated office and studio space – perfect for modern, flexible lifestyles.







## Outside

The rear garden has been thoughtfully landscaped to create a private and inviting outdoor environment. A generous patio area adjoins the property, ideal for alfresco dining and entertaining, with multiple access points from the main living space enhancing the indoor-outdoor flow.

Beyond, the garden is predominantly laid to lawn and framed by mature trees and established planting, offering both privacy and a picturesque setting. A brick-built outbuilding with power provides useful additional storage or potential for hobby use, while side access on both sides of the property adds convenience.





# EARLSWOOD & SOLIHULL

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Earlswood is a much sought after rural village in Warwickshire, 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 Birmingham and the nearby towns of Stratford upon Avon. The village itself has a range of amenities and facilities including an outstanding primary school, 3 excellent pubs, a local supermarket, a vehicle servicing and petrol station, and a charming craft centre. The adjoining Earlswood Lakes comprise of three reservoirs covering 22 acres and built in the 1820's to supply water to the Stratford upon Avon Canal and today provide leisure facilities including sailing, fishing and walking. There are active neighbourhood watch as well as Facebook and WhatsApp groups for residents providing information and camaraderie. The village is situated only 10 mins by car to the M42, M40, an excellent Doctor's surgery, a dentist, 3 supermarkets and a retail park with large M+S, Next, Currys and B&Q.

Solihull is recognised as being one of the most affluent and highly sought-after areas located within the more southern parts of the West Midlands conurbation and is situated some nine miles from the heart of the city of Birmingham. The town itself offers an excellent range of amenities including the first-class award-winning shopping centre Touchwood with a John Lewis flagship store heading up 80 high street retail names, 20 bars and restaurants, and a 9-screen cinema complex. There is also, a state-of-the-art library with theatre and various other family entertainment centres such as Tudor Grange swimming pool/leisure centre, park/ athletics track, several nearby private golf courses, and an ice rink. Finally, the town and surrounding areas benefit from access to Birmingham International Railway Station and Airport, the National Exhibition Centre, the National Indoor Arena, Genting Arena, and the fabulous newly opened Resorts World Birmingham with 50 outlet stores, 18 stylish bars and restaurants, an 11-screen cinema, and an exhilarating international casino and hotel, all of which has a transport network which is second to none, linking the area to London either via the M40 or M1, the south via the M42/M5, and access to the north along the M6 motorway corridor. Solihull also offers some excellent schools both for private education together with superb college options for higher education.





### Services, Utilities & Property Information

Tenure: Freehold | Council Tax Band: E | EPC Rating: C

Property Type : Detached

Local Authority: Solihull

Property Construction: Standard

Gas Supply - Mains

Electricity Supply: Mains

Water Supply: Mains

Drainage: Mains

Broadband: FTTP ultrafast full fibre broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage: 4G/5G mobile signal is available in the area - we advise you to check with your provider.

### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country

### Website

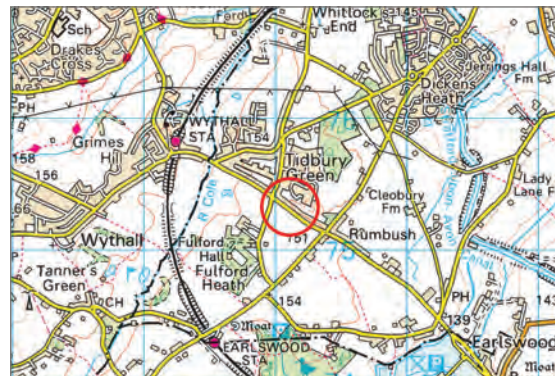
<https://www.fineandcountry.co.uk/solihull-knowle-dorridge-estate-agents>

### Opening Hours

Monday to Friday 9.00 am-5.30 pm

Saturday 9.00 am-4.30 pm

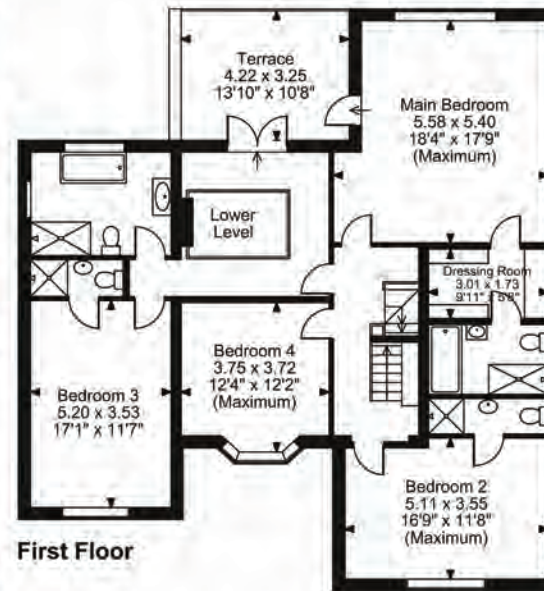
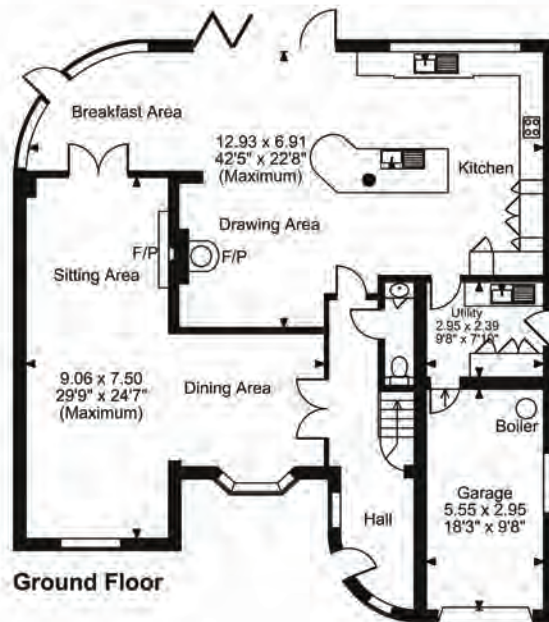
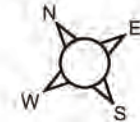
Sunday By appointment only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Norton Lane, Solihull**  
 Approximate Gross Internal Area  
 Main House = 3501 Sq Ft/325 Sq M  
 Garage = 176 Sq Ft/16 Sq M  
 Outbuilding = 200 Sq Ft/19 Sq M  
 Terrace external area = 148 Sq Ft/14 Sq M  
 Total = 3877 Sq Ft/360 Sq M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed 20.04.2026





# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*



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With over 25 years combined service within the Fine & Country brand, we took the pioneering step 10 years ago to form a joint partnership, combining each of our individual skills to greater effect offering our clients an unrivalled level of service. We enjoy the challenge of exceeding our client's expectations and take great pleasure in helping people move home as smoothly and stress free as possible.

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

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