



Lynley, Spring Brook Lane, B94 5SG

Sale Price of £1,000,000



**Love
Property Co.**

Lynley, Spring Brook Lane, Earlswood, Solihull, B94 5SG

Tenure - Freehold

EPC Rating - D

Council Tax Band – E

Love Property Co are pleased to offer this rare to market, attention to detail, and renovated to the high standard six-bedroom (bedroom six being downstairs), five-bathroom (four bedrooms with en-suites plus family bathroom and downstairs wc) 3056.6 sq. feet (284.0 sq. metres) property with stunning views of the countryside.

Due to its structure and design with two staircases this property could easily be split into two to accommodate parents/family living together with some small remodelling subject to planning approval.

Elegantly renovated over the last five years, this home has been transformed into a modern marvel, seamlessly blending contemporary design with functional family living.

Upon arrival, a gated driveway welcomes you to a spacious entrance hall, where space, light, and luxury converge in perfect harmony.

The ground floor boasts sophistication, including a downstairs bedroom with picturesque views of the beautiful countryside, alongside two impressive reception rooms. The main living room, complete with a cozy log burner and sliding doors leading to the expansive rear garden. Adjacent is a generously sized family TV room, also opening onto the garden, providing a seamless indoor-outdoor flow.

At the heart of the home lies the stunning open plan high quality kitchen with Quartz worktops and family area, where no expense has been spared. Bi-folding doors effortlessly connect the interior with the outdoor oasis, ideal for entertaining or simply basking in the sunshine. Equipped with underfloor heating, a large central breakfast island, and top-of-the-line integrated appliances including a six-gas burner, two oven and grill Range Master, Kenwood full size fridge, full size freezer, Neff dish washer this kitchen is a culinary enthusiast's dream. Ample space allows for a sizable dining table and a cozy seating area, ensuring every family meal is a delightful experience. A fully functional utility room completes this level, adding to the home's convenience and practicality.

Ascending to the first floor, you're greeted by a panoramic view of the surrounding countryside. The first floor comprises five double bedrooms, each meticulously remodelled and elegantly finished. Four bedrooms boast en-suite facilities, while the master suite offers the luxury of a walk-in wardrobe. Bedroom two enjoys access to a charming balcony/sun terrace, offering a private retreat overlooking the enchanting, landscaped garden below and a family bathroom



PROPERTY MEASUREMENTS:

OPEN PLAN KITCHEN/DINING/FAMILY ROOM
27'3" X 18' 9" (8.32m x 5.70m)

UTILITY
9' 8" X 6' 6" (2.95m x 1.99m)

LOUNGE
23'1" X 23' 2" (7.04m x 7.07m)

FAMILY ROOM
14'8" X 19' 0" (4.48m x 5.58m)

STUDY
8'6" X 11' 9" (2.58m x 3.59m)

PRINCIPAL BEDROOM ONE
12' 8" X 15' 9" (3.85m x 4.81m)

EN-SUITE
5' 10" X 7' 8" (1.77m x 2.34m)

WALK IN WARDROBE
5' 10" X 10' 11" (1.78m x 3.34m)

BEDROOM TWO
12' 3" X 11' 7" (3.73m x 3.53m)

EN-SUITE
7' 0" X 5' 5" (2.13m x 1.65m)

BEDROOM THREE
14' 3" X 10' 5" (4.35m x 3.18m)

BEDROOM FOUR
8' 10" X 11' 11" (2.70m x 3.62m)

BEDROOM FIVE
8' 6" X 14' 7" (2.58m x 4.44m)

BEDROOM SIX
11' 11" X 8' 1" (3.62m x 2.46m)

JACK AND JILL BATHROOM (SERVING BEDROOMS 3 & 4)
7' 3" X 10' 5" (2.21m x 3.16m)

FAMILY BATHROOM
6' 6" X 9' 1" (1.97m x 2.77m)

GARDEN BAR
10' 10" X 9' 11" (3.30m x 3.02m)

Total area: approx. 3056.6.0 sq feet (284.0 Sq metres)

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.





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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