



## Earlswood Common, Earlswood

Guide Price £1,400,000

**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 and useful study. At the front of the property is the large lounge with a feature fireplace. At the rear of the property is the expansive open plan 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. Conveniently located of the kitchen is a useful 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 a large walk in shower and separate bath. The main bedroom also benefits from ample storage provided by a walk in wardrobe. Bedroom two also benefits from a convenient en-suite bathroom . 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 to 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**

#### **LOUNGE**

17' 11" x 14' 1" (5.46m x 4.29m)

#### **STUDY**

11' 0" x 10' 2" (3.35m x 3.10m)

#### **KITCHEN/DINER**

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

#### **FAMILY AREA**

19' 0" x 17' 1" (5.79m x 5.21m)

#### **UTILITY ROOM**

7' 3" x 5' 7" (2.21m x 1.70m)

#### **INTEGRAL GARAGE**

21' 2" x 9' 8" (6.45m x 2.95m)



## FIRST FLOOR

### PRINCIPAL BEDROOM

18' 8" x 15' 4" (5.69m x 4.67m)

### ENSUITE

8' 10" x 6' 11" (2.69m x 2.11m)

### BEDROOM TWO

14' 11" x 11' 2" (4.55m x 3.40m)

### ENSUITE

13' 1" x 8' 2" (3.99m x 2.49m)

### BEDROOM THREE

16' 5" x 11' 2" (5.00m x 3.40m)

### BEDROOM FOUR

15' 7" x 11' 2" (4.75m x 3.40m)

### BATHROOM

11' 6" x 7' 5" (3.51m x 2.26m)

### TOTAL SQUARE FOOTAGE

297.5 sq.m (3202 sq.ft) approx.

### OUTSIDE THE PROPERTY

### GARDEN

### RESIN BOUND DRIVEWAY

### ITEMS INCLUDED IN THE SALE

TBC

### ADDITIONAL INFORMATON

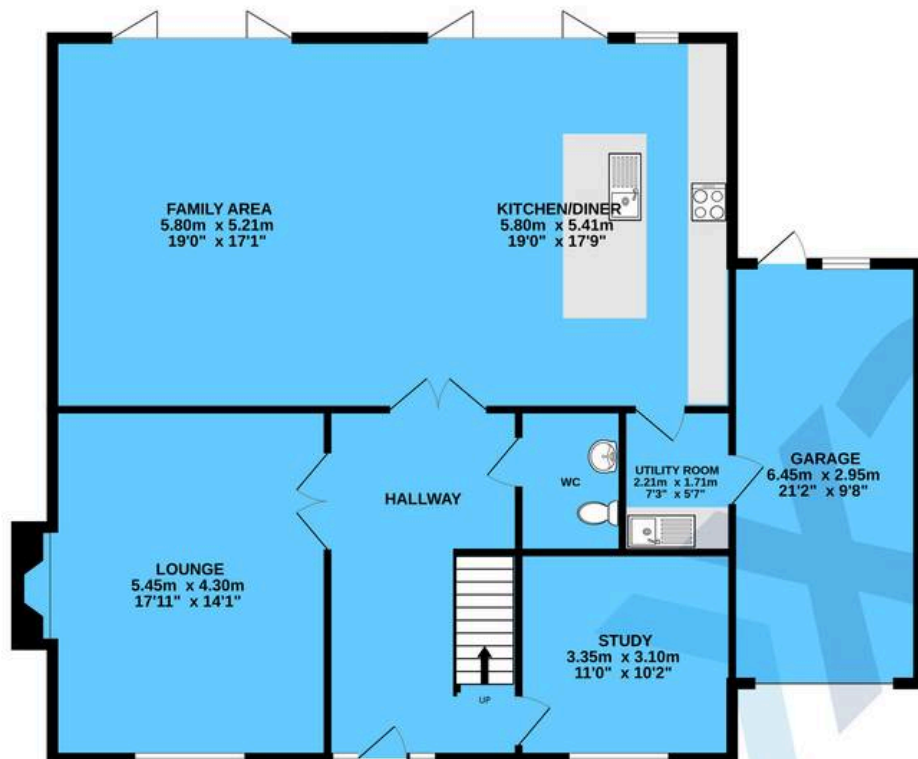
Services - TBC. Broadband - TBC.

### MONEY LAUNDERING REGULATIONS

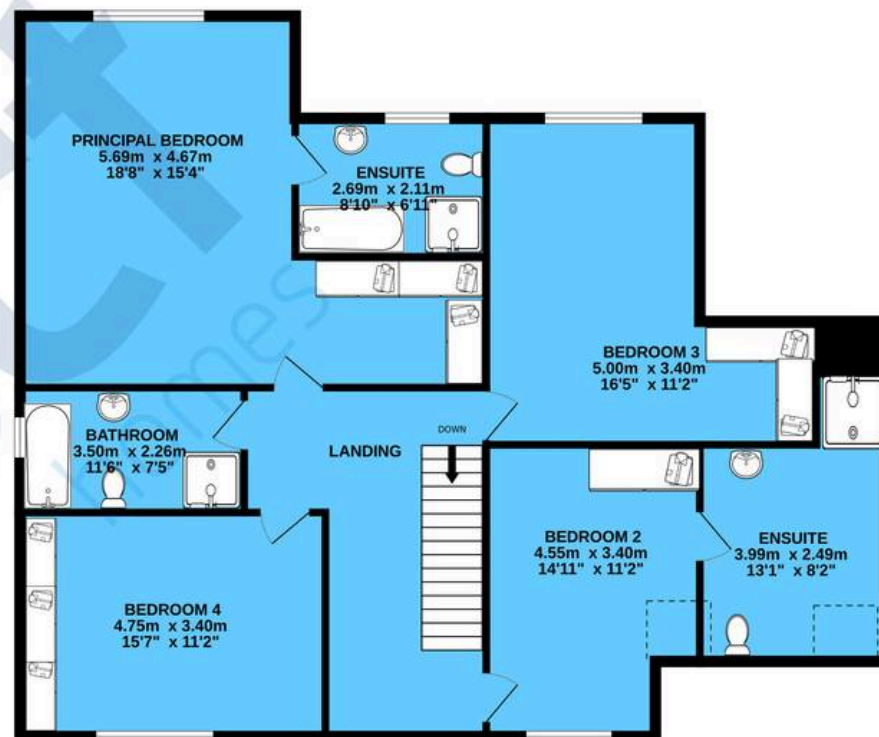
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR  
164.9 sq.m. (1775 sq.ft.) approx.



1ST FLOOR  
132.6 sq.m. (1427 sq.ft.) approx.



TOTAL FLOOR AREA : 297.5 sq.m. (3202 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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