Hideaway
Cloweswood Lane
Earlswood
B94 5SE
£650,000
Freehold

- A Highly Versatile Detached Family Residence
- Semi-Rural Location
- Beautifully Appointed Within
- Ample Forecourt Parking
Earlswood village provides the normal type of village stores and other facilities and is situated within easy daily travel of the major Midland centres of commerce and industry, within a few minutes drive of the national motorway network (M42) and aquatic sports which include sailing and fishing on Earlswood Lakes. Facilities for shopping, education, cultural and recreational activities are provided in the surrounding centres with Solihull and Redditch some 6 miles distant, Knowle 7 miles, Birmingham City Centre 11 miles, Coventry 18 miles and the market town of Henley in Arden 7 miles. It is approximately 15 miles from Stratford upon Avon and Warwick, 17 miles from Leamington Spa and lies within easy access of Alcester, Bromsgrove, Evesham and the Cotswold Uplands. In addition to amenities, Hockley Heath is only 3 miles distant which offers good general shopping and passenger rail services operate from stations at Earlswood just ½ mile away, Tanworth in Arden (Wood End), Earlswood Lakes Halt, Solihull, Dorridge (Chiltern line to London, Marylebone) and Redditch.

The National Exhibition Centre, located adjacent to Birmingham International Airport and the International Railway Station are all within about 15 minutes drive and regular InterCity services operate from Birmingham International to the north of the country and south to London (Euston). The M40 close to Hockley Heath further enhances and benefits the first class communications of the district in which this property is situated.

Hideaway offers a beautifully presented and deceptively spacious 4/5 bedroom detached family residence which internally is presented to a show home standard. Briefly the well proportioned accommodation provides a fantastic open plan lounge/dining area and fitted Alno breakfast kitchen individually styled with numerous skylights over together with a feature Accent wall enjoying views to both the front and rear elevations. An inner hallway gives access to 4/5 double bedrooms one of which is currently set up as a reception room, two benefit from luxuriously appointed en-suite facilities with Travertine tiling and stunning family bathroom. Upon the outside there is ample gated forecourt parking and the picture is complete with well tended garden to rear and extensive wood decked area.
ACCOMMODATION
IMPRESSIONIVE OPEN PLAN RECEPTION LOUNGE/DINING/FITTED BREAKFAST BAR KITCHEN
INNER HALLWAY
UTILITY ROOM & AIRING CUPBOARD
PRINCIPAL DOUBLE BEDROOM
LUXURY EN-SUITE FACILITY
DOUBLE BEDROOM 2
EN-SUITE FACILITY
DOUBLE BEDROOM 3
DOUBLE BEDROOM 4
DOUBLE BEDROOM 5/FAMILY ROOM
STUNNING FAMILY BATHROOM

OUTSIDE
AN ABUNDANCE OF GATED FORECOURT PARKING
LANDSCAPED GARDEN TO REAR
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Money Laundering: We have in place procedures and controls which are designed to forewarn and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Agency.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are connected to the property.

Local Authority: Stratford District Council with a council tax band of F which for 2016/2017 is charged at £2,317.83p.

Postal Address: The correct postal address of the property is understood to be Hideaway, Cloweswood Lane, Earlswood, B94 5SE.

Land: It is suggested that prior to exchange of contracts, prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land they are purchasing and also to check all fixtures and fittings either included or excluded in the sale.

Directions: From the Reservoir Inn in the centre of Earlswood, proceed along Valley Road taking the slip road turning off to the left and continuing over the lakes into Malthouse Lane. Follow this down for some distance whereupon Clowes Wood Lane can be found on your right hand side and Hideaway is to the far end of the road on the left.

To complete our quality service, John Shepherd is pleased to offer the following:-

Free Valuation: We would be pleased to carry out a free valuation and market appraisal of your property entirely without obligation. Please contact us to make the appropriate appointment.

Residential Lettings and Property Management: If you are interested in letting out your property or are considering a property to rent, please contact John Shepherd Lettings on 01564 771776 or visit www.johnshepherdlettings.com

Professional Survey Department: If this property should not meet your requirements and you decide to purchase a property not marketed by ourselves, we would be delighted to offer our professional services to you should you require an independent survey on the property you intend to purchase. We offer a full range of professional surveys including the RICS Home Buyers’ Survey and Valuation Reports, and full Building Surveys. For professional survey and valuation advice therefore, please do not hesitate to contact our Survey Department on 01564 786626.

John Shepherd Conveyancing: Very competitive fixed price rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details or go to www.johnshepherd.com

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