



Earlswood Common, Earlswood, Solihull, B94 5SJ

Offers Over £1,100,000

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## Earlswood Common, Earlswood, Solihull, B94 5SJ

THIS IS SOMETHING SPECIAL! Never sold since the day it was built in 1954, this delightful detached family home occupies a wonderful 1.2 acre plot. Enjoying a private outlook to the front with National Trust land opposite and a stunning rear garden with views onto Earlswood Lakes. Offering fantastic scope of development or extensions subject to planning permission.

Willowdene is a delightful home, situated in a commanding position on Earlswood Common, with a beautiful backdrop to the rear and private National Trust land to the fore. Built in 1954, this is the first time the property has come to market, and it offers excellent scope for potential development or extension (subject to planning permission).

Earlswood village provides local stores and other facilities, such as aquatic sports, including sailing and fishing on Earlswood Lakes. The village hall, offering a variety of community services and events is nearby, as is the Birches Medical Centre.

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 and lies within easy access of the Cotswold Uplands. Two local village primary schools, both rated 'Good' by Ofsted, are within a mile's radius. A variety of secondary school provision is available, including grammar schools in Stratford and Warwick.

The major Midland centres of commerce and industry are within easy reach, as the property is within a few minutes' drive of the national motorway network (M42). Passenger rail services operate from stations at Earlswood, just ½ mile away, with trains to Birmingham and Stratford-upon-Avon. Birmingham International train station is just 28 minutes drive from the property, and offers the closest inter-city connections to London and Manchester. Likewise, Birmingham International Airport is within easy reach.







Willowdene is a charming family home, set back from the road behind an impressive wide frontage with a fully hedged boundary. There is a large gravelled 'in and out' driveway with circular lawned centre and further gardens to the side.

### **ENCLOSED PORCH**

Double-glazed outer door; tiled floor and double-glazed front door.

### **ENTRANCE HALL**

Frosted windows either side of the entrance door, radiator and stairs off to first floor with 'walk-in' understairs cloakroom.

### **LIVING ROOM**

Dual aspect with double-glazed window to front and double-glazed sliding doors to the conservatory to rear. Radiators, stone fireplace.

### **CONSERVATORY**

Delightful sitting area with lovely view out over the rear garden. Radiator, poly carbonate roof, double-glazed windows, ceiling fan and French door to the patio.

### **DINING ROOM / second SITTING ROOM**

Double-glazed windows to front, radiator and exposed brick fireplace, with door to:









## STUDY

Double-glazed window to front, radiator, window to rear.

## KITCHEN / BREAKFAST ROOM

A wide range of fitted oak front base, wall and drawer units, curved edge worktops, tiled splash backs, built in electric oven, four ring hob, sink drainer unit, double window with a lovely view over the garden, plumbing for dishwasher. Space for fridge, double-glazed window to side and door to:

## LARGE UTILITY ROOM

Fitted base, wall and drawer units, plumbing for automatic washing machine, cupboard housing the British Gas boiler, sky light window, door to garage and shower room.

## SHOWER ROOM

Double shower cubicle with thermostatic shower, pedestal wash basin, WC, tiled splashbacks, tiled floor, electric heater, extractor fan and frosted double-glazed window to rear.

## TANDEM GARAGE

With electric and light points, remote control roller-shutter door, door to the rear patio and door to the utility room.

## FIRST FLOOR LANDING

Approached via the doglegged staircase from the hallway, double-glazed window to rear, loft hatch with pull down ladder, doors leading to:

## BEDROOM ONE

Double-glazed windows to front, sides and rear with lovely views of the gardens, radiator, fitted bedroom suite with dressing table, drawer units and ample wardrobes.

## BEDROOMS TWO

Double-glazed window to front, radiator, fitted wardrobes and storage into the eave space.

## BEDROOM THREE

Double-glazed window to rear with lovely views over rear, fitted wardrobe and radiator.

## BEDROOM FOUR

Double-glazed window to front, radiator and built-in wardrobe.

## BATHROOM

White suite with WC, wash basin and vanity unit, panelled bath, tiled splashbacks, airing cupboard, double-glazed window to side.

## SEPARATE WC.

Wash basin, tiled splashback and WC.





## OUTSIDE

Willowdene is set in stunning, peaceful and private gardens which adjoin the beautiful Earlswood Lakes. The gardens are beautifully manicured and laid mainly to lawn with mature borders and trees. The main lawn was formerly a grass tennis court. There is a fenced paddock to the rear and a small orchard with mixed apple trees. Facilities include a garden shed, wood coal bunker and coal, greenhouse, and hard standing for a further shed or patio. Its favourable aspect provides full sun from afternoon until sunset. This feature of Willowdene, in particular, makes it a wonderful place to call home.

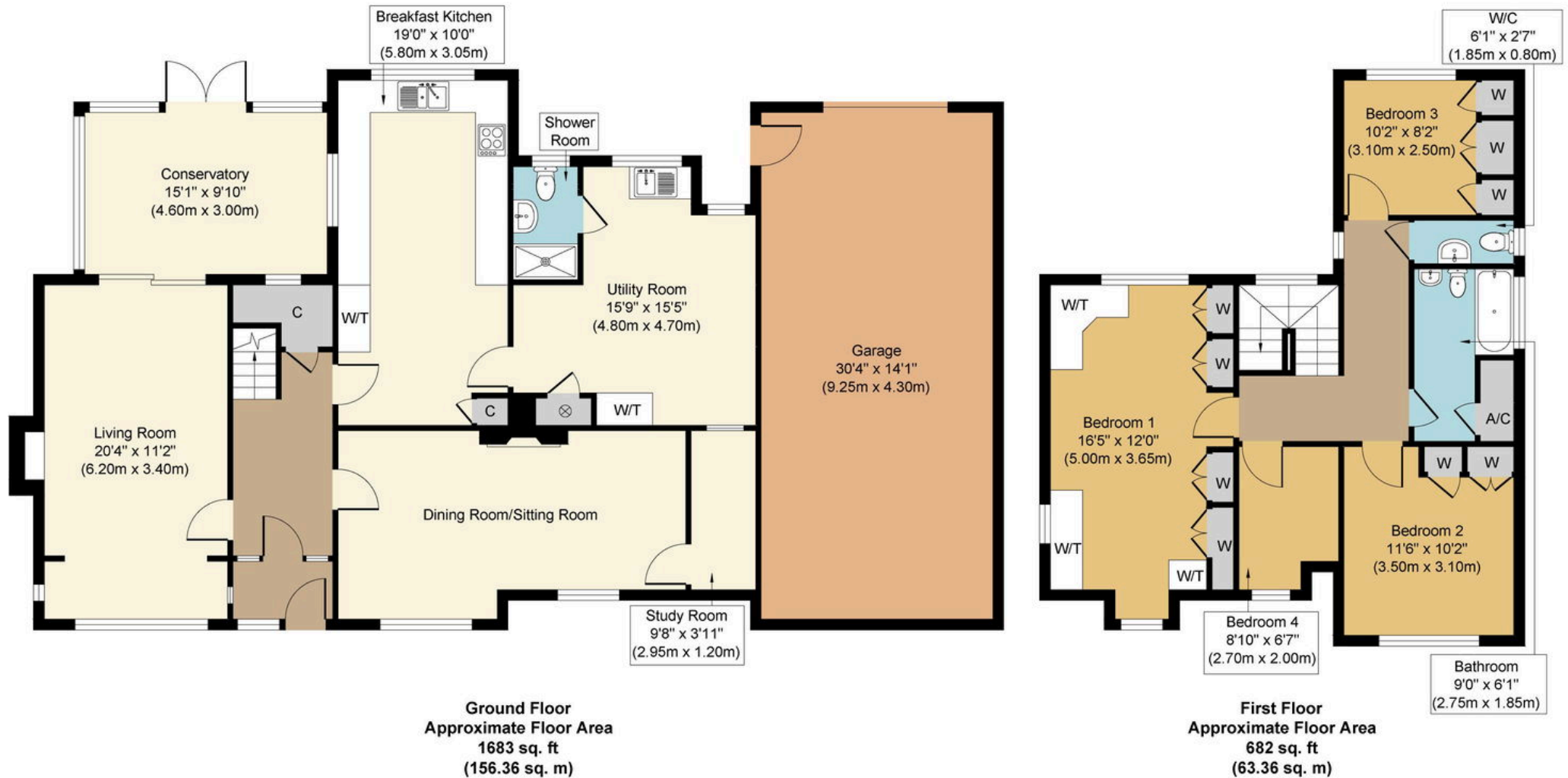
Council Tax Band F. Stratford-Upon-Avon.

EPC Band D.









**Approx. Gross Internal Floor Area 2,365 sq. ft. (219.72 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission.