



Earlsmere, Earlswood, Solihull, B94 6AJ

Solihull - Guide Price £1,550,000



This fantastic home truly has it all. The current owners have extensively improved and extended the property, carefully thinking through every detail to create a beautifully finished space. Situated in a sought after cul-de-sac next to the beautiful Earlswood Lakes.

Situated in the highly desirable village of Earlswood, this property enjoys a prime position close to the stunning Earlswood Lakes, offering a lifestyle that perfectly balances countryside charm with modern convenience.

Earlswood is renowned for its picturesque surroundings, with the lakes and surrounding woodland providing an idyllic backdrop for everyday living. Popular for walking, cycling and sailing, the lakes create a peaceful setting that appeals to families, professionals and those looking to enjoy the outdoors right on their doorstep. The nearby Earlswood Lakes Sailing Club further enhances the area's appeal for water sports enthusiasts.

Despite its tranquil, semi-rural feel, Earlswood is exceptionally well placed for transport links. The Lakes railway station provides convenient connections to Birmingham and Stratford-upon-Avon, making it ideal for commuters. The nearby M42 and M40 motorways also offer excellent road links to the wider Midlands and beyond.

For everyday amenities, the property is within easy reach of Solihull town centre, known for its excellent shopping, dining and leisure facilities, including the popular Touchwood Shopping Centre. A selection of well-regarded local schools further enhances the area's strong appeal for families.

Combining scenic lakeside living with superb connectivity and access to amenities, Earlswood offers a rare opportunity to enjoy a relaxed village lifestyle without compromising on convenience.

The property is tucked away discreetly in the corner of this small cul-de-sac with electric gates leading to an generous driveway. External lighting, power, CCTV, alarm sensors and water tap, access is gained via a composite entrance door with frosted double glazed windows to either side, leading to;

WELCOMING ENTRANCE HALL

Staircase of to the first floor, attractive coved cornice, tiled floor, radiator with decorative cover. Generous built in double cloaks cupboard. Door leading to:

GUEST WC

Modern white suite with WC, wash basin, feature tiling and tiled floor, frosted double glazed window to front.







STUDY

Double glazed window to front, app controlled lighting, coved cornice, radiator with decorative cover, cupboard housing the hardwired internet switch and Industrial style sliding doors to;

DINING ROOM

Coved cornice, radiator with decorative cover, double glazed window to rear, app controlled lighting and floor to ceiling windows to rear.

ATTRACTIVE LIVING ROOM

Feature Bath stone fireplace with log burner, underfloor heating to the extended part, Two double glazed floor to ceiling windows overlooking the rear garden, radiator with decorative cover, coved cornice, Double glazed Bi-fold doors to a covered seating area with power for hot tub if desired . Industrial style, sliding doors to;

SUPERB EXTENDED KITCHEN/ FAMILY ROOM

A bespoke kitchen with an extensive range of base, wall and drawer units, granite work tops, sink drainer with Quooker tap, integrated dishwasher, two Neff built in ovens, five ring gas hob with extractor over, microwave and coffee machine and integrated larder fridge. Tiled flooring with underfloor heating, Feature, high vaulted ceiling with electronically operated Velux window lights (app control) with rain close sensors, Bi-fold doors to the patio, app controlled lighting. Centre island breakfast bar with base units, wine fridge and granite work tops incorporating a sink drainer.

UTILITY ROOM

Tiled flooring, double glazed window to front, chromed heated towel rail. Fitted base and drawer unit, roll top work surfaces and stainless steel sink drainer unit.

DOUBLE GARAGE

Remote & app controlled electric up and over Horman garage door, light and power points, Zappi electric car charger, wall mounted Worcester Bosch boiler with back up Heatrae Sadia electric boiler, cupboard housing the trip switch consumer unit and auto transfer switch for the back up generator. Stairs leading to;

STORE/ MUSIC ROOM

Velux window, strip lighting and power.

GALLERY LANDING

With stairs off to the second floor, airing cupboard with shelving and Albion Ultra steel unvented cylinder. Doors to:









MASTER BEDROOM SUITE

App controlled lighting, coved cornice, built in wardrobe, radiator, double glazed window to rear, door to dressing room, ensuite and double glazed doors to;

BALCONY

Paved base, external lighting, post and rail glass balustrade with amazing views over the rear garden.

DRESSING ROOM/ BEDROOM 5

Double glazed window to rear, App controlled lighting, radiator and ample fitted wardrobes with hanging rail and shelving. Note. The dressing room used to be a fifth bedroom and could be easily converted back if required.

LUXURY ENSUITE BATHROOM

Beautifully tiled walls and flooring, extractor fan, chromed heated towel rail, LED downlights, frosted double glazed window to front. White bathroom suite, WC, wide bath, his and hers wash basins with storage beneath, oversized shower cubicle with Grohe shower.

BEDROOM TWO

Coved cornice, radiator, double glazed window to front, built in double wardrobe and door to;

ENSUITE

Frosted double glazed window to rear, extractor fan, chromed heated towel rail, fully tiled walls and flooring. Built in vanity units, WC, wash basin, double shower cubicle with Grohe shower.

FAMILY BATHROOM

Beautifully tiled walls and flooring, frosted double glazed window to front, LED downlights and radiator. White suite, WC, wash basin and storage beneath, panelled bath with Grohe shower over.

SECOND FLOOR LANDING

Loft hatch, dado rail and doors to:

BEDROOM THREE

Two double wardrobes, radiator, storage into the eaves, door to ensuite and double glazed doors to;







BALCONY

Paved base, external lighting and post and rail glass balustrade with amazing views over the rear garden.

ENSUITE

Feature tiled walls and flooring, chromed heated towel rail, double glazed velux window to rear. White suite, WC, wash basin and shower cubicle with Methven shower.

BEDROOM FOUR

Two double glazed velux windows to rear, radiator, two double wardrobes, storage into the eaves and door to;

ENSUITE

Feature tiled walls and flooring, chromed heated towel rail, double glazed velux window. White suite, WC, wash basin and shower cubicle with Methven shower.

STUNNING REAR GARDEN AND PADDOCK

This beautifully presented rear garden boasts a neatly maintained lawn with lush, vibrant greenery, complemented by established shrubs, evergreens, and mature trees that create a private and tranquil setting. An app-controlled irrigation system and lighting all around the garden enhances both convenience and ambiance throughout the space.

A striking feature walkway, complete with slate paving and an elegant arched pergola with integrated lighting, adds character and charm.

The property offers generous patio, terraces and covered seating area, perfectly designed for alfresco dining, entertaining, and hosting gatherings. Additional features include an outdoor water tap, a Pramac GA13000 generator, and a wide gated side passage for easy access.

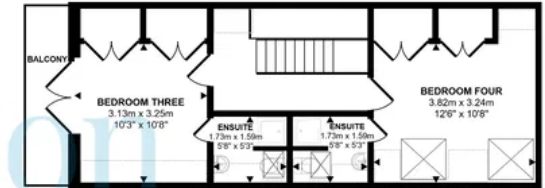
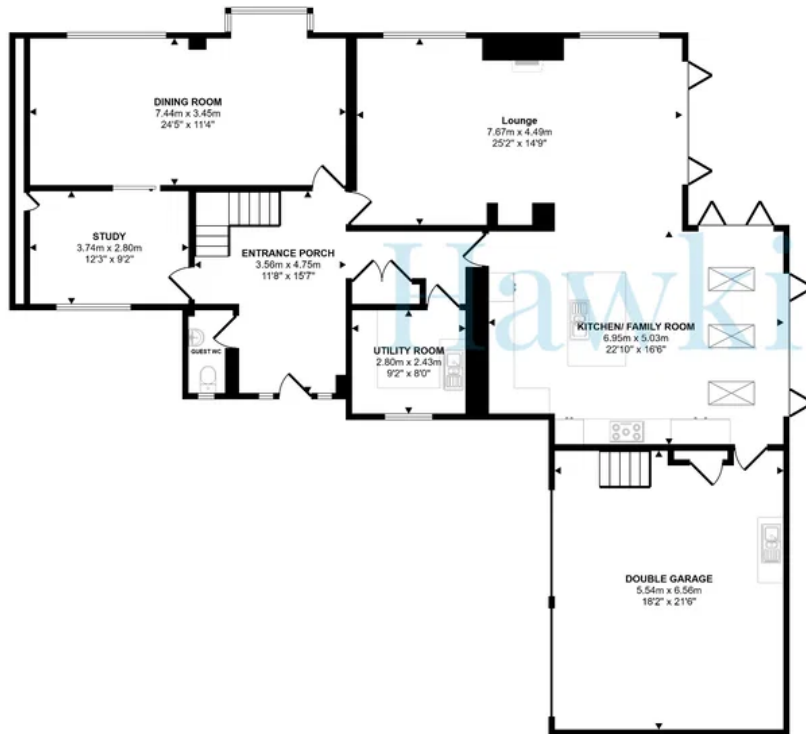
Outbuildings include a summer house, garden shed, and workshop (all with power), providing excellent versatility.

A dedicated children's play area features a delightful treehouse with power, slide, and safety rubber surfacing.

Beyond the main garden lies a substantial paddock, fully enclosed with boundary fencing and benefiting from a surrounding driveway, offering both practicality and further potential.



Approx Gross Internal Area
330 sq m / 3547 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made-Sleepy 360.

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