



# M.

An exciting new development comprising of three bespoke executive homes. This development offers a secure gated approach to individually designed units with an exceptional level of specification. All of these units offer contemporary living with generous amenity space with fantastic views to the open countryside.



# Key Features.

- 5 x Double Bedrooms
- 5 x En Suites and Downstairs WC
- Large Open Plan Kitchen/Diner/  
Family Room + Utility Room
- Driveway and Double Garage
- South Facing Garden
- Solar Panels
- 4,200 Sq Ft
- Desirable Location
- Close Proximity to Train Station
- Circa 0.5 Acre Plot
- 10 Year New Build Warranty

# The Specs.

## **EXTERNAL DOORS**

- Anthracite Composite Front Door with Powder Coated Aluminium Triple Glazed Frame.
- Anthracite Powder Coated Aluminium Triple Glazed Bi-Fold Doors to Kitchen and Family Room.
- Anthracite Powder Coated Aluminium Triple Glazed French Doors to Dining area.
- Anthracite Powder Coated Aluminium Triple Glazed French Doors to Master Bedroom and Bedroom 2 featuring Slimline Glass Juliet Balcony.
- Matching sectional automated Garage Door.

## **WINDOWS**

- Anthracite Powder coated Aluminium with Triple Glazing.

## **INTERNAL DOORS & JOINERY**

- Doors to be Oak Faced set in Painted Frames with Contemporary Stainless-Steel Ironmongery.

## **FLOOR FINISHES**

- Ground floor to have Engineered Oak Flooring with Tiles to the Utility and Plant rooms from Porcelanosa or similar.
- First floor to have Carpets to Stairs, Landing and all Bedrooms and Dressing Area.

## **BATHROOMS & CLOAKROOM**

- Full Height Wall and Floor Tiling from Porcelanosa or similar.
- Contemporary Sanitary Wares from Laufen with Freestanding Baths.

## **KITCHEN**

- Fitted with Contemporary Base and Wall units with Co-ordinated Stone Worktops with Integrated Appliances to include Double Ovens, Microwave/Grill, Steam Oven, Fridge, Freezer, Dishwasher, Induction Hob and Wine Fridge from Miele or equivalent.

## **STAIRCASE**

- Oak Feature Staircase with Oak Treads and Risers, Newel Posts and Handrail with Glass Balustrades.

## **ELECTRICS & BROADBAND**

- Brushed Stainless Steel Switches and Sockets.

## **EXTERNAL AREAS**

- The site is accessed via a Private Tarmac Drive through Electric Security Gates.
- Block Paved driveway.
- Natural Stone Paving to Rear Patio area and Footpaths.
- Landscaped Front and Rear Gardens with full height Privacy Fencing between homes with Featheredge Panels to shared Internal Boundaries with Ranch Style Fencing to Rear Perimeters.







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Arden are delighted to offer this fantastic opportunity to purchase one of two 5 double bedroom detached new builds available to purchase off plan (due to be completed Spring/Summer 2024). Built by Hagley Homes, interest is invited prior to build completion, with early purchasers able to choose their finish of kitchen, bathroom and flooring. The 4,200 sq ft luxury properties are offered with high specification fixtures and fittings throughout and are idyllically situated in the sought-after semi-rural area of Earlswood, Solihull.

Accessed via a gated private road off Malthouse Lane, the impressive properties, built by Hagley Homes, each boast 4,200 sq ft of living accommodation, which includes; a spacious reception hallway; generous lounge with a feature bay window; a magnificent open plan kitchen/diner/family room with breakfast island, integrated appliances and bi-fold doors providing access to the south facing rear garden; separate utility room and guest wc.

Stairs from the hallway lead up to the gallery landing with doors radiating off to; the master bedroom with doors opening to a Juliette balcony, feature roof window, luxurious dressing room with built-in wardrobes and a well-appointed en suite with dual vanity basins, walk-in shower enclosure and contemporary free standing bath; bedroom two with doors to Juliette balcony, built-in wardrobes and an en suite shower room; bedroom three and four with built-in wardrobes and en suite shower rooms; and bedroom five with a further Juliette balcony and en suite shower room.

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Also situated on the first floor are a study and spacious linen cupboard.

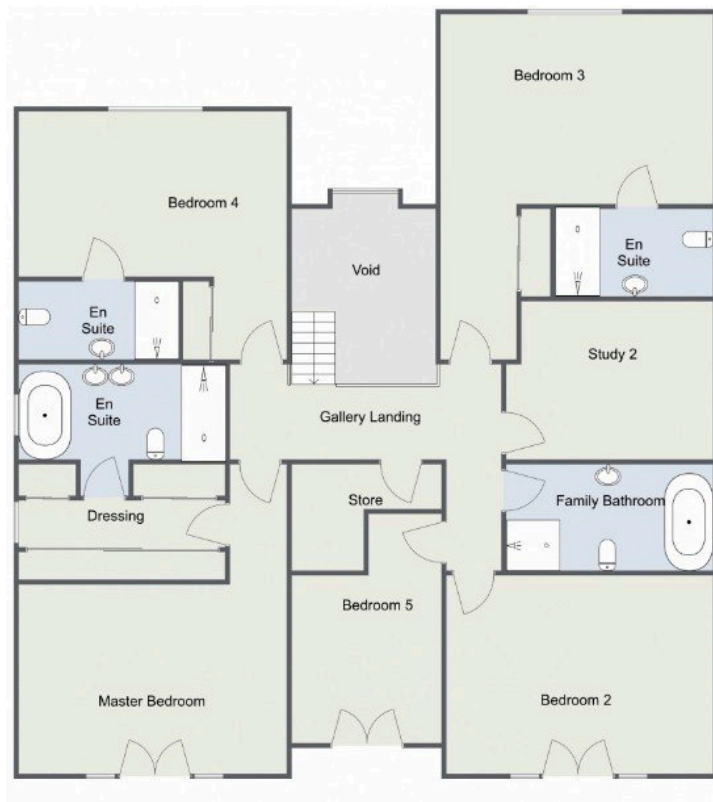
Outside, the property will boast a south-facing landscaped garden with countryside views, a driveway providing off road parking for up to 5 vehicles, with access to an integral double garage with electric car charging point, and solar panels.

In addition, the property will benefit from a 10 year new build warranty.

Earlswood is a sought-after residential area being well located to the south-west of Solihull within easy reach of the region's road communications with ready access to the M42 and M40 motorways. Earlswood has a railway station which provides links to Solihull, Birmingham and the nearby towns of Stratford upon Avon and Leamington Spa. Merewood is conveniently located within a short walk to The Lakes train Station offering direct links to Stratford-upon-Avon and Birmingham.

The village itself has a range of amenities and facilities including primary school pubs local supermarket. The adjoining Earlswood Lakes comprise three reservoirs built in the 1820's to supply water to the Stratford upon Avon Canal and today provide leisure facilities including sailing, fishing and walking.







For more information & enquiries  
please call us on

**Arden Estates Solihull**  
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or feel free to pop in our office for  
a cup of coffee and a chat.

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bespoke built quality homes