

**Need a Mortgage in principle to make offers?** Call us now for quick assistance!  
**0121 775 0101**



**Do you need to sell? Start your journey now!** Call us we can help.  
**01564 777 314**



**SCAN FOR MORE INFO**  
**SIZE** - 2130 Sq Ft  
**TENURE** - Freehold  
**COUNCIL TAX** - Solihull Metropolitan Borough Council - G  
**BROADBAND** - Upload Standard 1Mbps  
 Download Standard 18Mbps  
**MOBILE** - 02 - 78%, EE - 76%, Vodafone - 75%, 3 - 73%  
**EPC** - B - 90  
**PARKING** - Driveway  
**FLOODRISK** - Very Low  
**SERVICES** - Mains  
**COVENANTS** - N/A

**Are you an investor interested in expanding your portfolio?**

**Call 01564 777 314 to provide your investment criteria for alerts.**

## Watersmeet

**167c Wood Lane, Earlswood, B94 5JL**  
**Offers Over £900,000**

Watersmeet is an individually designed detached 3 year old residence within an outstanding exclusive, gated, development in Earlswood. It is enviably located with stunning views over Earlswood Lakes with adjoining green belt farmland, protected from further development by a Bournville Trust Covenant, really making this an absolutely idyllic place to live.

### FEATURES

- Executive Detached Residence
- Stunning Open Plan Kitchen/Dining/Family Room
- Lounge with Feature Wall Hung Fireplace
- Separate Utility Room
- Four Double Bedrooms
- Two En-Suite Facilities & Large Family Bathroom
- Private Rear Garden
- Outstanding Views Over Earlswood Lakes
- High Specification Throughout

### Sneak Peeks

Every week, we unveil "Sneak Peeks," a feature showcasing exclusive properties before they hit Rightmove and other platforms.

### The Landlord Club

Join our Landlord Club for weekly updates on legislation, market trends, and our Letting Director's 'Investment Pick of the Week' for optimal ROI.

### HTSPMD

Tune into 'How's The Solihull Property Market Dom' weekly for a quick, insightful snapshot of the market.

### The Mortgage Update

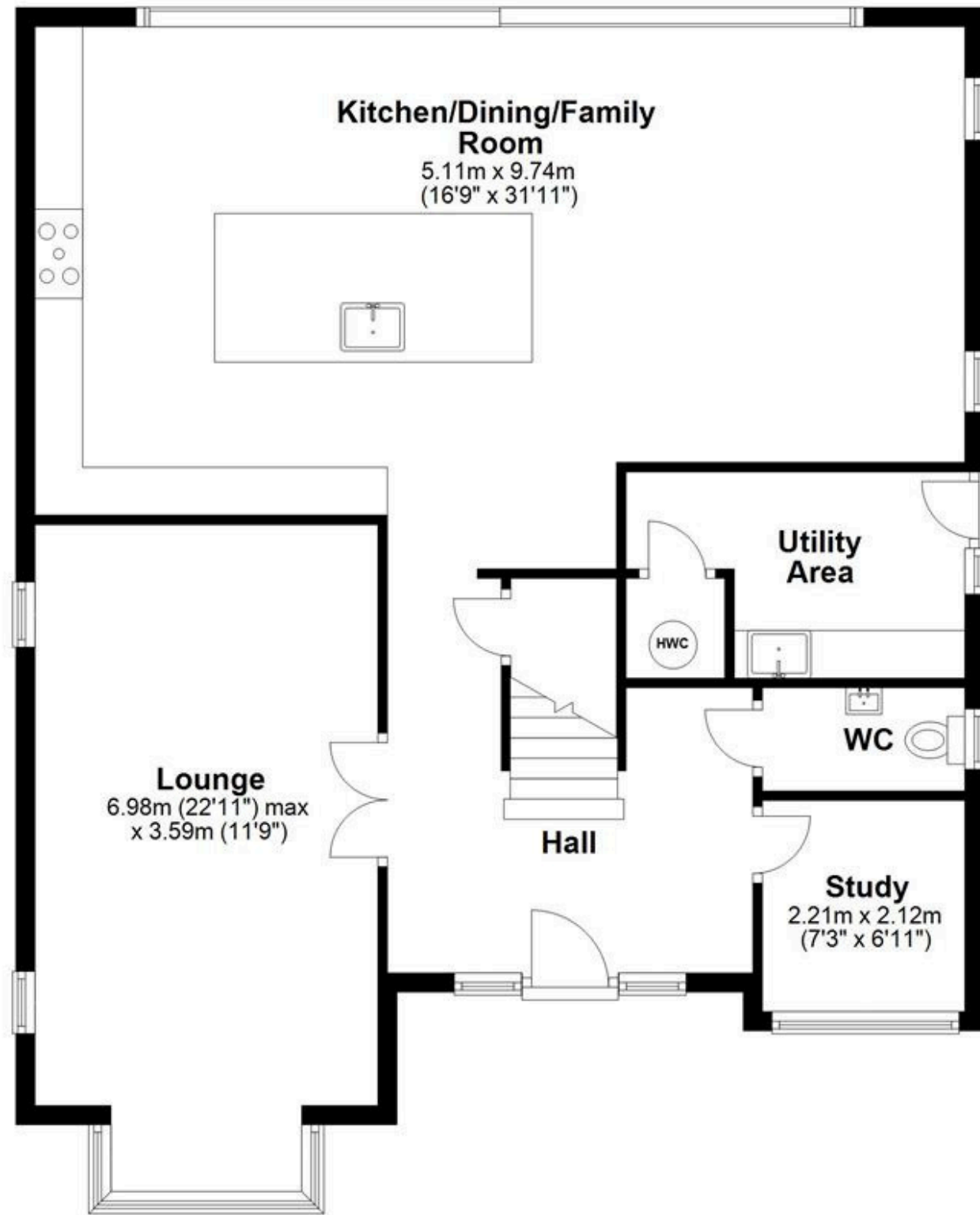
Get weekly insights and the best deals with our Mortgage Update, your shortcut to navigating the complex mortgage landscape confidently.



**SCAN TO VIEW OUR WEEKLY FILMS & SUBSCRIBE**

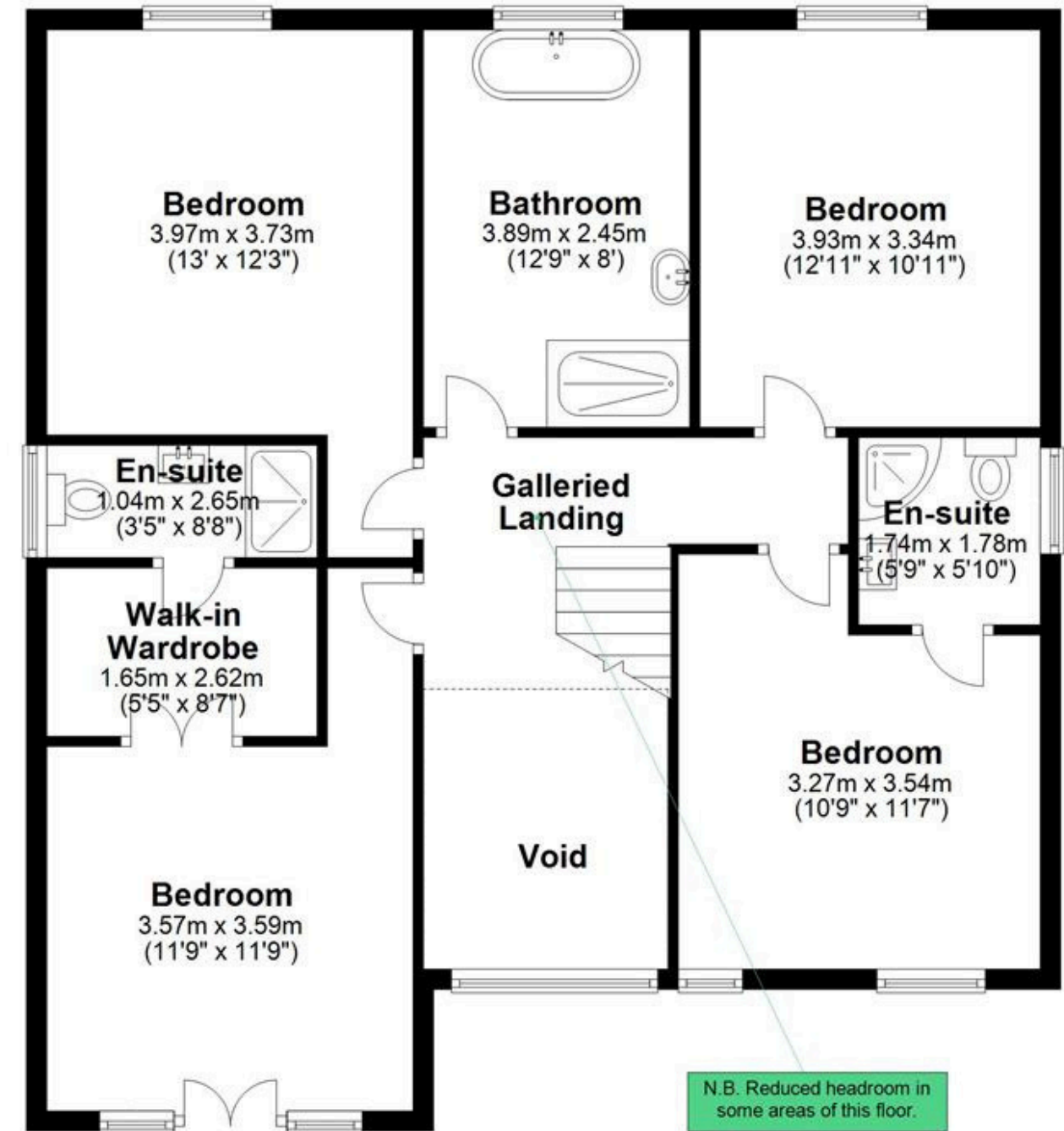
### Ground Floor

Approx. 103.3 sq. metres (1112.3 sq. feet)



### First Floor

Approx. 94.6 sq. metres (1018.4 sq. feet)



N.B. Reduced headroom in some areas of this floor.

Total area: approx. 197.9 sq. metres (2130.7 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.  
Plan produced using PlanUp.