

An aerial photograph of a residential street. The central focus is a white, two-story house with a grey gabled roof and a bay window. The house is surrounded by lush green trees and a well-maintained lawn. To the left and right, other houses are visible, some with dark roofs and others with lighter colors. The street is paved, and several cars are parked along the sides. The overall scene is bright and clear, suggesting a sunny day.

AP MORGAN

**Altwood, Malthouse Lane, Earlswood,**  
Asking Price £975,000

**Features:**

- Semi-Rural Location
- Electric Gated Driveway
- Spacious Kitchen/Diner
- Double Garage with Electric
- Approx 0.25 Acre Plot
- Generous Roof Terrace
- Planning Approved for Fifth Bedroom Extension
- Easy Access to Transport/Shopping Amenities

**Description:**

STAMP DUTY PAID! (ltd offer)

Situated in an idyllic location is this exceptional four-bedroom detached family home, presented in great condition throughout. The property is approached via a private electric-gated driveway, offering secure off-road parking and access to an integral garage, all set within a generous and private plot.

Once inside, the welcoming interior briefly comprises a spacious entrance hall leading to a series of versatile and well-proportioned ground floor living areas. These include a formal dining room, a comfortable living room, and a large lounge, ideal for both relaxing and entertaining. The heart of the home is the expansive kitchen/diner, beautifully designed with ample workspace and natural light, seamlessly connecting to the rear garden via French doors. Additional features on the ground floor include a utility room, guest WC, and lobby area.

Upstairs, the property offers four generously sized bedrooms. The master bedroom and bedroom two both benefit from private ensuite bathrooms, while the remaining bedrooms are served by a well-appointed family bathroom. A standout feature is the large terrace on the first floor, providing a superb outdoor retreat accessible from multiple rooms.

Moving outside, the property benefits from a landscaped rear garden, perfect for family living, entertaining, or simply enjoying the peaceful surroundings as it backs onto private fields.

The home is conveniently located within walking distance of the Lake train station, offering direct links to Stratford-upon-Avon, Birmingham city centre, and beyond.

You will also find a variety of local restaurants and pubs nearby, or if you prefer the outdoors, the surrounding lakes provide beautiful settings for scenic walks.



The property enjoys excellent road connections, with easy access to Birmingham Airport, the NEC, and major motorways including the M42 and M40—perfect for commuters and frequent travellers.

**Details:**

**Guest WC**

**Snug** 11' x 9'11" (3.35m x 3.02m)

**Lounge** 20'2" x 14' (6.15m x 4.27m) Both Max

**Dining Room** 12' x 9'11" (3.66m x 3.02m) Both Max

**Lobby**

**Kitchen/Diner** 25'6" x 18' (7.77m x 5.49m) Both Max

**Utility Room** 6'7" x 5'4" (2m x 1.63m)

**Master Bedroom** 16'2" x 14'1" (4.93m x 4.3m) Both Max

**En-Suite**

**Bedroom 2** 12'8" x 10' (3.86m x 3.05m) Both Max

**En-Suite**

**Bedroom 3** 11' x 10' (3.35m x 3.05m) Both Max

**Bedroom 4** 10'1" x 9'10" (3.07m x 3m) Both Max

**Bathroom** 6'11" x 5'10" (2.1m x 1.78m)

**Large Terrace** 18'2" x 14'6" (5.54m x 4.42m) Both Max

**EPC Rating:** C

**Council Tax Band:** E (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

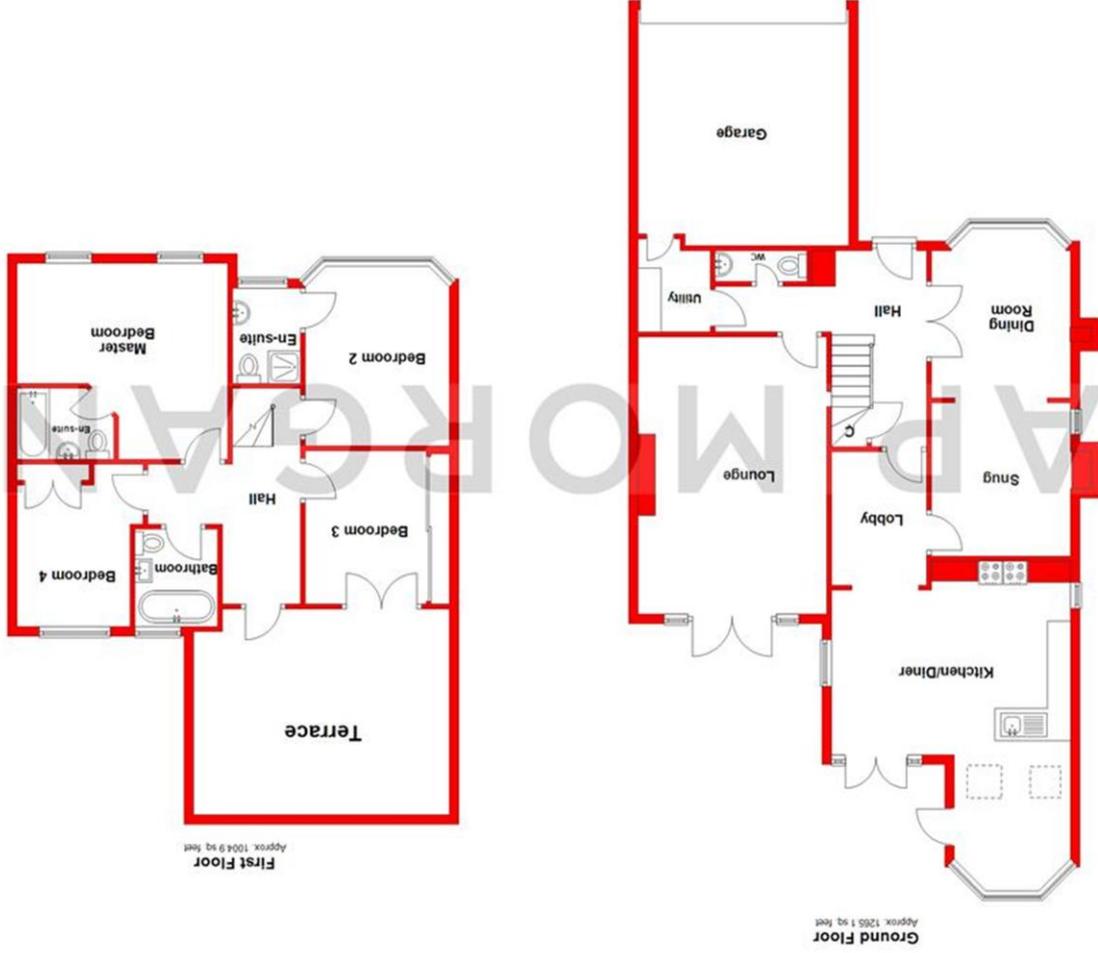
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanIt360

Total area: approx. 2270.0 sq. feet

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