




melvyn  
**Danes**  
ESTATE AGENTS



**Salter Street  
Earlswood  
Offers Around £875,000**

## Description

Located via a private driveway from Salter Street In Earlswood next to the Stratford Upon Avon Canal which runs from Kings Norton to the River Avon in Stratford. A highly desirable semi rural location, the village of Earlswood has a grocery store, public house and a local bus service. There is easy access by car back into the smaller suburban town of Shirley and the main town centre of Solihull where excellent shopping and recreational facilities can be found including Touchwood shopping and entertainment centre.

There are excellent road links from Earlswood with the M42 junctions 3 & 4 close by giving access to both the M40 and M5 and the remainder of the Midlands Motorway Network.

Earlswood is served by two Railway Stations, Earlswood Station on Rumbush Lane and at the top of Malthouse Lane (over the lakes) is Lakes Halt Station; both providing services into Birmingham and Stratford upon Avon.

There are many popular country pubs locally renowned for excellent pub grub and nearby Earlswood Lakes is a popular recreation area with an established sailing club, lakeside walks, prolific fishing and nature reserve.

An enviable location for this most unique and stylish barn conversion with private road access from Salter Street alongside the canal leading to automatic gates opening into this exclusive development of three individual properties. A sweeping gravel driveway leads through the properties with open views across the neighboring land.

Number 2 has a lawned garden and a private patio area with a stunning open outlook, there is a large car port with side driveway and storage giving ample parking.

Composite part glazed doors open into the hallway with open access to the spacious lounge with staircase to the first floor accommodation, there is a guest cloaks WC and double glazed doors to the superb modern kitchen dining family room with beautiful open views, bespoke fitted kitchen with granite worksurfaces and central island, a comprehensive selection of integrated appliances and utility.

On the first floor landing with feature window and doors to four double bedrooms, master with en suite and family bathroom.

The grounds offer landscaped gardens, gravel driveways, timber carport and store.

There is underfloor heating throughout with zone thermostatic control via an air source heat pump and rooftop solar panels with battery storage combined to deliver a low carbon footprint as well as significantly reduced running costs with an A rated EPC.



**Accommodation**

**HALLWAY**

**GUEST CLOAKS WC**

**SPACIOUS LOUNGE**

22'4 x 14'1 (6.81m x 4.29m)

**BESPOKE KITCHEN DINING**

**FAMILY ROOM**

22'4 x 13'3 (6.81m x 4.04m)

**UTILITY**

**LANDING**

**MASTER BEDROOM**

17'0 max x 11'1 (5.18m max x 3.38m )

**EN SUITE**

**BEDROOM 2**

17'0 max x 10'11 (5.18m max x 3.33m)

**BEDROOM 3**

12'11 x 11'1 (3.94m x 3.38m)

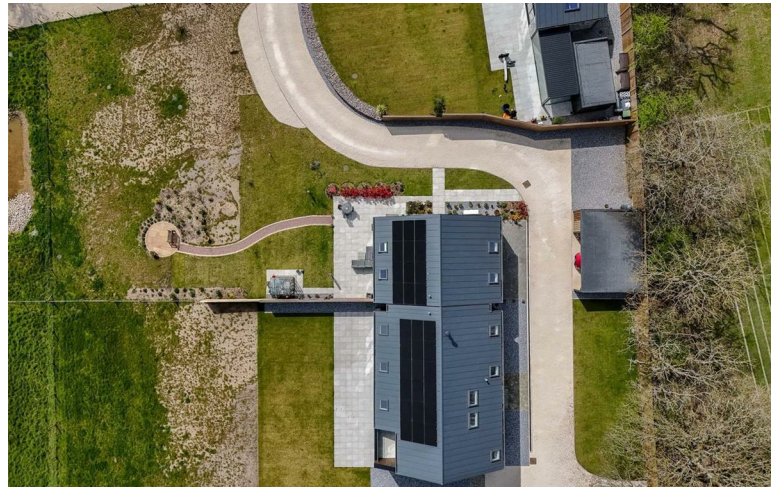
**BEDROOM 4**

12'11 x 6'9 max (3.94m x 2.06m max)

**FAMILY BATHROOM**

**CAR PORT & STORE**

**GARDENS WITH OPEN VIEWS**



TENURE: We are advised that the property is freehold.

These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**BROADBAND/MOBILE:** Please refer to checker [www.ofcom.gov.uk](http://www.ofcom.gov.uk) for broadband and mobile coverage at the property. From data taken on 05/03/2026 we understand that the standard broadband download speed at the property is around 28 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around not given. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

**MONEY LAUNDERING REGULATIONS:** Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

**REFERRAL FEES:** We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



### Green Gate Barns Salter Street Earlswood Solihull B94 6DE Council Tax Band: E

Energy Efficiency Rating	
Very energy efficient - lower running costs	Very energy efficient - higher running costs
(92 plus) A	(81-91) B
(81-91) B	(69-80) C
(69-80) C	(55-68) D
(55-68) D	(39-54) E
(39-54) E	(21-38) F
(21-38) F	(1-20) G
EU Directive 2002/91/EC	
Current	Potential
92	92

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

