



**EARLES**  
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**Brenrice, Forshaw Heath Road,  
Earlswood, B94 5JX  
Offers In The Region Of £675,000**

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: [info@earlesgroup.co.uk](mailto:info@earlesgroup.co.uk) - Telephone: 01564 794 343



Situated to the edge of the much sought-after village of Earlswood, this light and spacious detached residence is surrounded by glorious open countryside to the front and rear. The current owners have lived at the property for over 60 years and during that time, it has made the ideal family home, perfect for raising children. The well laid out accommodation briefly comprises; three double bedrooms, main bathroom, good-sized lounge, dining kitchen, and conservatory. It further benefits from an integral tandem garage with WC and utility area, substantial rear garden, and ample driveway parking. In addition, the property offers superb scope for extension (STPP) as well as a great opportunity for those looking to put their own "stamp" on.

Earlswood is a popular semi-rural location that provides such amenities as a convenience store, highly regarded nursery and primary school, multiple pubs, village hall, and garage and petrol station. It is within easy access to Fulford Heath Golf Club & Ladbrook Park Golf Club (less than 5 minutes away aprox). It also offers the Clowes Wood Nature Reserve, Earlswood Garden & Landscape Centre, Earlswood Lakes Craft Centre, and Earlswood Lakes (man-made reservoirs). The property sits within the catchment area for Stratford-upon-Avon, which has schools to suit all age groups (including public, grammar and private schools) for both boys and girls. It is well placed for easy access to the M42 (J3) motorway, which provides fast links to the M1, M5, M6 and M40 motorways. The closest railway station ("Earlswood") offers regular trains to Stratford-upon-Avon, Shirley, Birmingham City Centre and Worcester.





Set back from the road behind an attractive lawned foregarden and large block paved driveway which provides parking for multiple vehicles and gives access to the garage. A UPVC double glazed front door opens into:-

#### **Porch**

11'6" x 3'0" (3.52m x 0.93m)

With UPVC double glazed windows to three sides, tiled flooring and UPVC front door opening into:-

#### **Entrance Hall**

With UPVC double glazed window to the side, radiator, staircase rising to the first floor, under-stairs storage cupboard with window and lighting.

#### **Living Room**

10'9" x 24'6" into bay (3.29m x 7.48m into bay)

Dual aspect with UPVC double glazed Bay window to the front and UPVC double glazed sliding doors to the conservatory with views over the rear garden, feature fireplace with inset electric fire, feature coving and three radiators.

#### **Breakfast Kitchen**

16'9" x 11'7" (5.13m x 3.54m)

A range of wall, base and drawer units with square edged work surfaces over and matching up-stands, inset 'shaws classic' sink unit with chrome mixer tap over, integrated 'Bosch' dishwasher. Built in 'Smeg' oven and built in 'Caple' combination microwave and grill, inset 4-ring electric hob with extractor hood over, tiled flooring to the kitchen. Two UPVC double glazed windows to the side. To the dining area is 'Kardean' flooring, radiator, feature coving, wall mounted T.V point, UPVC double glazed french doors to the conservatory and UPVC obscure double glazed door to side.

#### **Conservatory**

18'6" x 5'11" min / 12'2" max (5.66m x 1.81m min / 3.71m max)

With UPVC double glazed windows to the side and rear, UPVC double glazed french doors to the rear garden, two radiators and tiled flooring.

#### **First Floor**

With hatch giving access to the loft, partially boarded with drop down ladder and lighting, and doors to three bedrooms and bathroom.

#### **Bedroom One**

11'5" x 10'0" to wardrobe fronts (3.49m x 3.06m to wardrobe fronts)

With UPVC double glazed window to the rear with open views over the garden and countryside beyond, feature coving, radiator and 4-door fitted wardrobe with hanging rail and shelving.

#### **Bedroom Two**

10'0" to wardrobe fronts x 12'9" into bay (3.07m to wardrobe fronts x 3.90m into bay)

UPVC double glazed bay window to the front with views overlooking open countryside beyond, feature coving, 6-door fitted wardrobe with hanging rail and shelving and matching chest of drawers,

#### **Bedroom Three**

11'8" x 11'1" (3.57m x 3.39m)

With UPVC double glazed window to the rear with open views over the garden and countryside beyond, fitted wardrobe with hanging rail and shelving, airing cupboard housing the hot water tank and shelving.

#### **Re-Fitted Bathroom**

9'3" x 6'11" (2.82m x 2.13m)

Fully tiled 4-piece bathroom suite comprising bath with inset hand held shower attachment over, low level W.C, floating vanity unit with inset wash hand basin with chrome mixer tap over, shower unit with mains fed 'Drench Head' shower over and additional hand held attachment, dual aspect with UPVC double glazed window to the front and UPVC double glazed obscure window to the side, extractor fan and chrome ladder style heated towel rail.

#### **Large Rear Garden**

This large rear garden is mainly laid to lawn with paved patio area, outdoor cold water tap, mature borders housing a range of plants, shrubs and trees and to the bottom is a timber shed measuring 2.49m x 3.71m

#### **Integral Tandem Garage**

35'4" x 8'2" / 7'5" min (10.78m x 2.49m / 2.28m min)

With electric garage door, 3 roof skylights, wall and base units with roll top work surfaces over, timber glazed door giving access to the rear garden and door opening into:-

#### **Boiler Cupboard**

Housing the oil fired central heating boiler and fitted shelving.

#### **W.C.**

With low level W.C and tiled flooring.

From the garage a timber obscure glazed door opens into:-

#### **Utility Room**

13'3" x 8'3" (4.04m x 2.54m)

With windows to the side and rear, base unit with inset stainless steel sink unit, space and plumbing for an automatic washing machine and tumble dryer.

#### **Additional Information**

Services:

Mains drainage, electricity and water are connected to the property. The heating is via an oil-fired boiler, which is located in the garage.

Broadband:

Superfast broadband speed is available in the area, with predicted highest available download speed 80 Mbps and highest available upload speed 20 Mbps. For more information visit: <https://checker.ofcom.org.uk/>.

Tenure:

The property is Freehold and vacant possession will be given upon completion of the sale.

Council Tax:

Stratford-on-Avon District Council - Band F

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Viewing:

Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

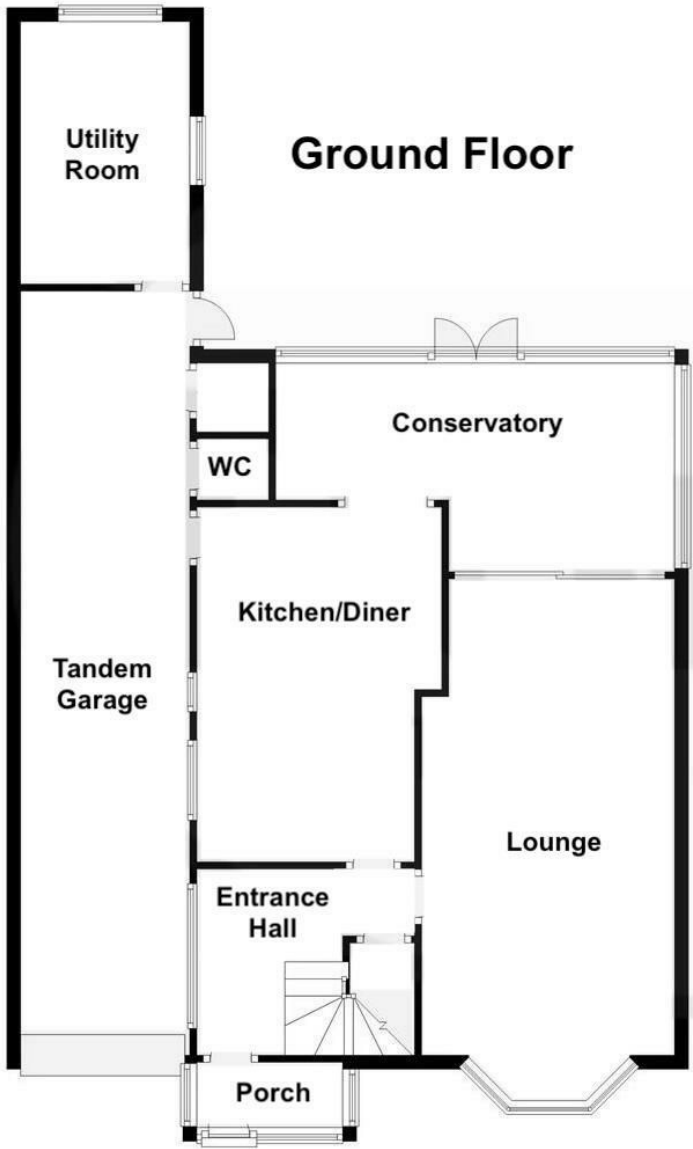
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			70
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		36	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			70
(81-91) B			
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

