



EARLES
TRUSTED SINCE 1935



ALBANY

Albany, Ullenhall Street,
Ullenhall, Warwickshire, B95 5PB

Offers In The Region Of £750,000

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

Situated in the highly sought-after rural location of Ullenhall, this substantial detached bungalow has been wonderfully cared for over the years by the current owners and in more recent times, many improvements have been undertaken to a very high standard. The well-presented accommodation comprises; porch, entrance hall, sitting room with feature fireplace, open plan breakfast kitchen/family room, utility room, formal dining room, study, three double bedrooms, en-suite shower room and family bathroom with roll top bath. If required by a new owner, the property could easily be converted into four bedrooms and three bathrooms; with the dining room being a potential fourth bedroom and an en-suite replacing the study just off, which already has the adequate plumbing in place. The property further benefits from a large driveway to the front, integral garage and delightful rear garden with open aspect to adjoining land beyond.

Ullenhall is an idyllic village that boasts a thriving pub ("The Winged Spur"), active village hall, fine parish church, tennis club, and adjoining recreational fields. It lies within easy access of the A435, which, in turn, provides fast links to the M5, M40 and M42 motorways. In addition, the village is located approximately 2 miles West of the popular and picturesque former market town of Henley-in-Arden, with its wide range of shopping and recreational facilities, and further amenities to include; dentist, medical centre, primary and secondary schools, and railway station ("Henley-in-Arden"), which offers regular trains to Birmingham City Centre and Stratford-upon-Avon.



Set far back from the road behind a large tarmacadam driveway providing parking for multiple vehicles. A well established lawned foregarden features a range of mature bushes, shrubs and trees. Access is given to the garage and two timber pedestrian gates give side access to either side of the property.

Porch

A timber framed canopy porch with slate tiled flooring, leaded light window to the side, external power and lighting, and bench seat. An oak front door opens into:-

Entrance Hall

15'10" x 4'7" min / 9'8" max (4.84m x 1.41m min / 2.96m max)

With natural oak flooring, cloaks cupboard with hanging rail and shelving, and oak glazed double doors open into:-

Sitting Room

18'9" x 12'1" min / 14'4" max (5.72m x 3.70m min / 4.38m max)

Feature fireplace with log burner open stove, natural slate tiled hearth and timber beam over. Oak framed double glazed french doors with matching side panels open out to the rear garden. T.V & phone connection point.

From the hallway an oak door opens into:-

Breakfast Kitchen/Family Room

21'1" x 12'1" (6.43m x 3.70m)

This beautifully fitted modern kitchen features an open plan living area with natural slate tiled flooring and oak framed double glazed french doors leading out to the rear garden. The kitchen comprises a range of wall, base and drawer units with Quartz worktops over and matching up-stands. Feature kitchen island with pan drawers, shelving and space for two bar stools. Built in 'Bosch' eye level double oven with grill. Inset 4-ring 'calor' gas hob with extractor hood over. Inset 1 1/4 sink unit with chrome mixer tap over and incorporating 'Inksinkerator' instant hot water tap. Oak framed double glazed window overlooking the rear garden. Integrated under-counter refrigerator, integrated 'Bosch' dishwasher and integrated pull out larder cupboard with rack

shelving. Integrated pull out waste drawer. Wall mounted T.V point and phone connection point. Door opening into:-

Utility Room

8'11" x 6'5" (2.73m x 1.98m)

Natural slate tiled floor continues from the kitchen. Matching kitchen wall and base units with Quartz laminate worktops over with matching up-stands. Inset stainless steel sink unit with chrome mixer tap over. Automatic washing machine and space for a fridge/freezer. Door opening into the garage and timber double glazed stable door opens out to the rear garden.

Oak doors from the hallway and kitchen lead through to:-

Dining Room (Optional Bedroom Four)

11'2" x 11'0" min / 13'6" max (3.42m x 3.37m min / 4.14m max)

With oak framed double glazed leaded light window to the front and feature arched opening through to:-

Study

6'3" x 9'7" to cupboard front (1.92m x 2.94m to cupboard front)

With plumbing for a former bathroom this room could easily be converted into an en-suite should a fourth bedroom be required. With oak framed double glazed leaded light window to the front and deep fitted storage cupboard with built in shelving.

From the hallway, a timber obscure glazed door leads through to :-

Inner Hall

9'3" x 6'3" max / 4'2" min (2.84m x 1.93m max / 1.28m min)

With airing cupboard housing the hot water tank and fitted shelving. Hatch giving access to a partially boarded loft with lighting. Doors to three bedrooms and bathroom.

Master Bedroom Suite

18'2" x 10'8" (5.55m x 3.27m)

This lovely light and spacious master bedroom features oak framed double glazed french doors opening out to the rear garden. Two 4-door fitted wardrobes with hanging rails and shelving. T.V & phone point and door opening into:-





En-Suite

5'11" x 5'11" (1.82m x 1.82m)

A beautifully fitted en-suite comprising large walk in shower unit with mains fed 'Drench Head' shower over with additional hand held shower attachment and glazed shower screen. Floating vanity unit with inset wash hand basin with chrome mixer tap over. Low level W.C. Feature tiling to the walls and floor. Shaving point and UPVC obscure double glazed window to the side.

Bedroom Two

12'11" x 10'7" (3.94m x 3.24m)

Oak framed double glazed leaded light window to the front. 4-door fitted wardrobe, further 2-door fitted wardrobe with hanging rails and shelving. Wall mounted T.V point.

Bedroom Three

10'8" x 9'6" to wardrobe front (3.27m x 2.90m to wardrobe front)

Oak framed double glazed leaded light window to the front and fitted wardrobe with hanging rail and shelving.

Bathroom

6'5" x 6'0" (1.98m x 1.84m)

A beautifully fitted bathroom featuring; freestanding roll top bath with chrome mixer tap and telephone shower attachment over, pedestal wash hand basin with chrome mixer tap. Low level W.C. Tiling to the walls and floor. Shaving point and UPVC obscure double glazed window to the side.



Rear Garden

This beautifully maintained, private rear garden features a full width paved patio area ideal for outdoor entertaining, and feature built in stone barbecue oven. Lawned garden with a number of mature borders housing a wide range of plants, shrubs, flowers and trees. Timber shed. Feature raised patio with timber pergola over and external power/lighting. Two wide side accesses with large timber covered store and pedestrian gates giving access to the front of the property. Cold water tap and external boiler cupboard housing the warm-air heating system.

Integral Garage

17'7" x 9'3" (5.38m x 2.84m)

Accessed from the utility room, with electric up and over garage door. Power and lighting, and hatch giving access to a partially boarded loft space.

Additional Information

Services:

Mains electricity, water and drainage are connected to the property. The heating is via a warm-air heating system.

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 220 Mbps.

For more information visit: <https://checker.ofcom.org.uk/>

Council Tax:

Stratford-on-Avon District Council - F

Tenure

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

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 John Earle (01564 794343).

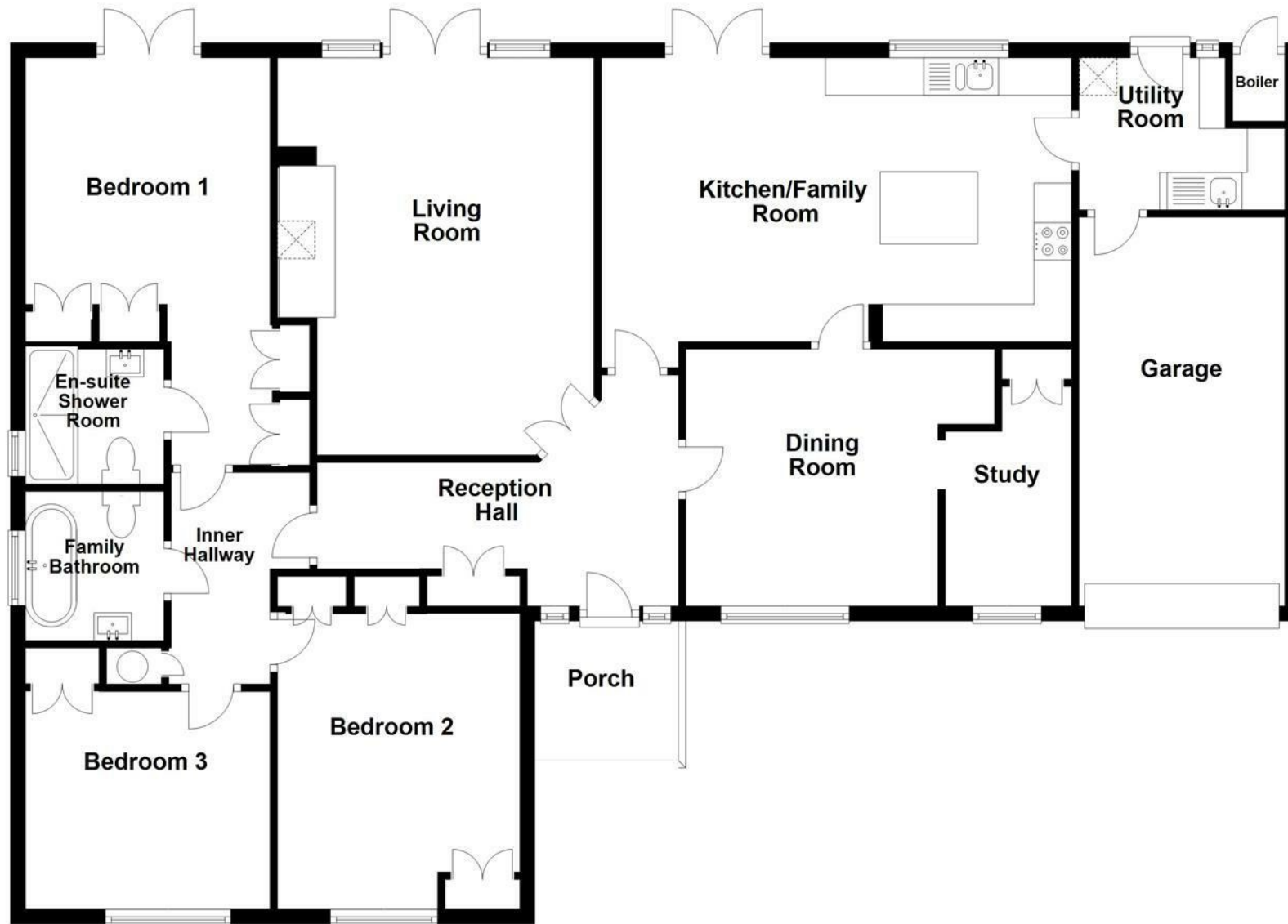
Earles is a Trading Style of 'John Earle & Son LLP' Registered in England. Company No: OC326726 for professional work and 'Earles Residential Ltd' Company No: 13260015 Agency & Lettings. Registered Office: Carleton House, 266 - 268 Stratford Road, Shirley, West Midlands, B90 3AD.





Albany Bungalow

Approx. 152.7 sq. metres (1644.0 sq. feet)



Total area: approx. 152.7 sq. metres (1644.0 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F	33	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

