



EARLES
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**Kensit House 14 Kenilworth Road
Solihull, Warwickshire B93 0JA
£1,450 Per Month**

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

An immaculately presented, newly developed two bedroomed town house situated in the prime location of Knowle. The property incorporates a wealth of character features whilst designed to a modern high specification. With underfloor heating throughout the ground floor, UPVC double glazing with fitted blinds, power sockets with USB charging points, oak doors, exposed timber beams and fitted wardrobes. The property briefly comprises open plan lounge and breakfast kitchen to the ground floor. Two double bedrooms and bathroom to the first floor. Further benefiting from a rear courtyard and allocated parking space.

Conveniently located for all local amenities and is approximately three miles from Solihull. In addition, the property provides convenient access to Junction 5 of the M42 providing main road links to both North and South of the country via the M42 / M6 / M5 and M40. The excellent shopping facilities of Solihull are also located close by and Birmingham International Airport is located close to Junction 6 of the M42, which is some six miles away. Dorridge railway station is located just 1.5 miles away with direct links to both Birmingham and London.

The property fronts Kenilworth Road and is accessed via a composite door.

Lounge

17'8" min x 13'5" (5.4m min x 4.1m)

Oak double doors to cloaks cupboard with hanging rail. UPVC double glazed window to the front with fitted blind, under-stairs storage cupboard, tiled floor with underfloor heating, exposed roof timbers, power sockets with feature USB charging ports, feature exposed brick pillar, staircase with glass balustrade and oak handrail rising to the first floor. Oak door opening into:-

Cloakroom

5'6" x 2'11" (1.7m x 0.9m)

Tiled floor with under-floor heating, floating W.C. Wash hand basin with chrome mixer tap over and inset vanity cupboard below with shelving and soft closing door, tiling to half height.

Breakfast Kitchen

12'5" x 8'10" (3.8m x 2.7m)

Fully fitted kitchen with a range of high gloss wall, base and drawer units with Silestone work surfaces over and matching up-stands. Inset 1.25 stainless steel sink unit with chrome mixer tap and integrated drainer, UPVC double glazed window to the side with fitted blind, tiled floor with underfloor heating. Integrated "Bosch" electric oven, inset 4 ring "Bosch" electric hob and chrome chimney style extractor hood over. Integrated "Hotpoint" washer/dryer and integrated fridge/freezer. Feature power sockets with USB charging points. UPVC double glazed french doors opening out to the rear courtyard. Space for a breakfast table and chairs.

First Floor

With radiator, feature exposed timbers, oak doors to two bedrooms and bathroom.

Bedroom One

11'5" x 10'5" (3.5m x 3.2m)

Vaulted ceiling with exposed roof timbers, radiator, UPVC double glazed window to the front with fitted blinds, oak double doors to wardrobe with hanging rail. Power sockets with feature USB charging ports, wall mounted T.V aerial point.

Bedroom Two

10'9" x 10'5" (3.3m x 3.2m)

With radiator, UPVC double glazed window to the front, power sockets with feature USB charging ports and wall mounted T.V aerial point.

Bathroom

11'1" max x 8'10" (3.4m max x 2.7m)

With tiled floor, radiator, square edged bath with chrome mixer tap and mains fed "Rain Head" shower over, glass shower screen, feature tiling and wall mounted shower controls. Floating wash hand basin with chrome mixer tap and illuminated mirrored vanity cupboard over with shelving and shaving point, floating W.C with concealed cistern. UPVC double glazed obscure window to the side, oak door to airing cupboard housing the wall mounted "Worcester" boiler with pressurised hot water cylinder below and shelving. Extractor fan.

Courtyard

With paved patio, external lighting and outdoor electric power points. A pedestrian gate provides side access to the front of the property.

Parking

Parking is to the rear of the property via Wilsons Road with one allocated parking space provided.

Additional Information

EPC: To Follow

Services:

Mains gas, electricity, water and drainage are connected to the property.

Council Tax:

Solihull Borough Council

Viewing:

Strictly by appointment with John Earle: 01564 794343

A dilapidations deposit is applicable, equivalent to 5 weeks rent - this will be registered with the TDS (www.tds.gb)

A holding deposit equivalent to 1 weeks rent will be required upon application.

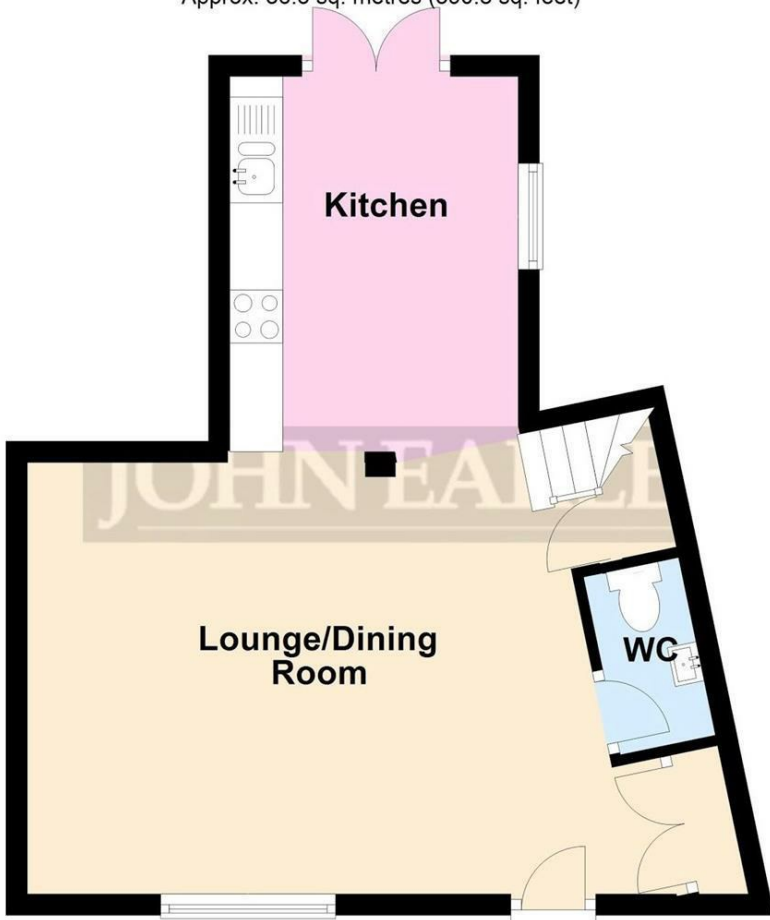
John Earle is a Trading Style of John Earle & Son LLP

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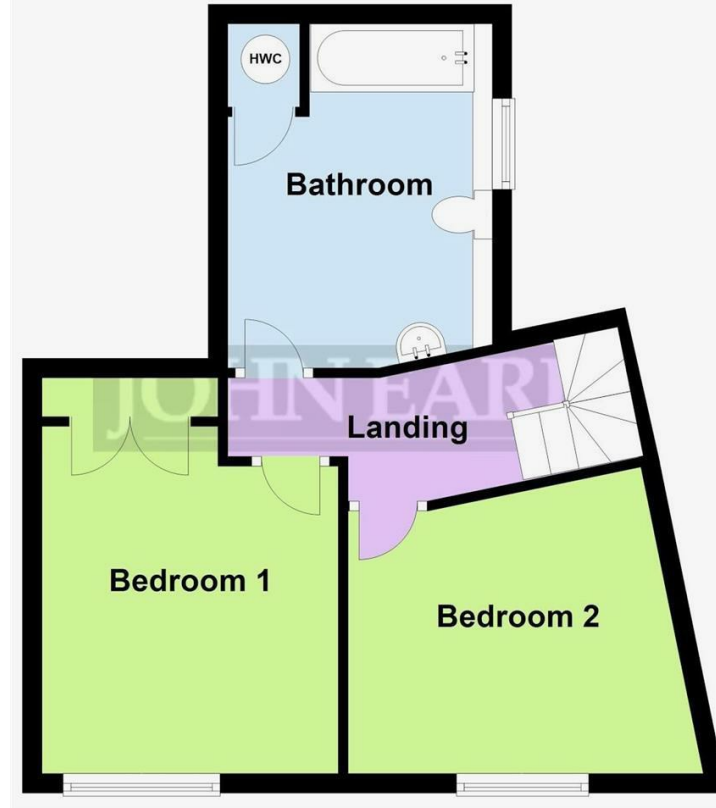
Ground Floor

Approx. 36.3 sq. metres (390.8 sq. feet)



First Floor

Approx. 36.3 sq. metres (391.2 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			84
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

