



EARLES
ESTABLISHED SINCE 1933



**Springlands, Tanworth Lane,
Henley-In-Arden, Warwickshire, B95 5QY
Offers In Excess Of £550,000**

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

An excellent opportunity to acquire a three bedroomed detached bungalow situated in the sought after, rural location on Tanworth Lane, Henley-in-Arden. The property sits well back from the road within its own spacious grounds and benefits from a private, un-overlooked South facing rear garden, two garages, large driveway with parking for multiple vehicles and offers fantastic scope for re-development (subject to planning permission). Briefly comprising; entrance hall, breakfast kitchen, living/dining room, conservatory, three bedrooms and bathroom.

Springlands lies approximately 3 minutes drive from Henley-in-Arden's High Street and the village of Tanworth-in-Arden approximately 5 minutes.

The popular and picturesque former market town of Henley-in-Arden provides a range of shopping and recreational facilities, both primary and secondary schools, a number of pubs and restaurants (including The Mount by Glynn Purnell, which has been awarded two "AA" rosettes), dentist, medical centre, and post office. The local railway station is within short walking distance and offers regular trains to Birmingham City Centre and Stratford-upon-Avon. The property is also easily accessible for the M40 (J16) and M42 (J3A) motorways, which are located just 3.5 miles and 5.5 miles away, respectively.



Set back from the road behind a large block paved driveway providing parking for multiple vehicles and giving access to the two garages either side of the property. There is a laid to lawn foregarden and mature hedging and trees. A UPVC double glazed door with matching side panel opens into:-

Porch

With UPVC double glazed windows to either side, tiled flooring and timber obscure glazed door opens into:-

L-Shaped Entrance Hall

With radiator, storage cupboard with hanging rail and fitted cupboards above, hatch giving access to the loft with drop down ladder and lighting and housing the hot water cylinder.

Living/Dining Room

29'1" x 9'3" min / 11'0" max (8.89m x 2.83m min / 3.36m max)

Dual aspect with UPVC double glazed picture window to the front and UPVC double glazed sliding door to the rear garden with matching window to the side, feature fireplace with brick surround and three radiators.

Breakfast Kitchen

13'9" x 9'6" max (4.21m x 2.90m max)

A range of wall, base and drawer units with laminate work surfaces over, inset 1/4 sink unit with mixer tap over, UPVC double glazed window overlooking the rear garden, inset 4-ring 'Bosch' electric hob with extractor fan over, space for a refrigerator and space for a freezer, a timber glazed door opens into:-

Conservatory

16'5" x 8'9" (5.02m x 2.68m)

With UPVC double glazed patio door to the rear garden and UPVC double glazed windows to the rear garden, radiator, door through to the garage and door opening into:-

W.C / Utility Room

8'2" x 4'10" (2.51m x 1.49m)

With wall and base units, inset stainless steel sink unit

and drainer, space and plumbing for an automatic washing machine, low level W.C, UPVC double glazed obscure window to the rear, chrome wall mounted towel rail and hatch giving access to the loft.

Bedroom One

10'10" x 10'5" (3.31m x 3.18m)

With UPVC double glazed bow window to the front, radiator and fitted twin wardrobes with cupboards over and central shelf with display units.

Bedroom Two

10'4" x 8'11" (3.17m x 2.73m)

With UPVC double glazed bow window to the front, radiator and fitted twin wardrobes with central shelf and cupboards over.

Bedroom Three

11'3" x 7'8" (3.44m x 2.34m)

With UPVC double glazed window to the rear, radiator and 6-door fitted wardrobe with cupboards above.

Bathroom

8'6" x 7'6" (2.60m x 2.31m)

With Jacuzzi style corner bath with chrome mixer tap and shower attachment over, vanity unit with inset wash hand basin with chrome mixer tap and low level W.C with concealed cistern. UPVC double glazed obscure window to the rear, radiator and wall cupboard with fitted shelving.

South Facing Garden

This delightful, private rear garden benefits from being completely un-overlooked and is mainly laid to lawn with paved patio area. A timber gate gives access to:-

Covered Lean-To

With timber gate to the front of the property, multiple power points, door into the garage and corrugated plastic roof.

Tandem Double Gargage

26'10" x 8'11" (8.18m x 2.73m)

With electric roller shutter door, power and lighting, glazed window to the side, wall mounted 'Worcester' central heating boiler and boarding to the roof space.

Workshop

11'4" x 7'6" (3.46m x 2.31m)

To the side of the garden leads to a workshop with fitted workbench and timber door opening into:-

Garage

16'5" x 8'4" (5.02m x 2.56m)

With metal up and over door.

Additional Information

Services:

Mains electricity and water are connected to the property. Drainage is via a private system. The heating is via an LPG gas fired central heating boiler.

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1800 Mbps and highest available upload speed 220 Mbps.

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

Tenure:

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

Council Tax:

Stratford-on-Avon District Council - Band E

Fixtures & Fittings:

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

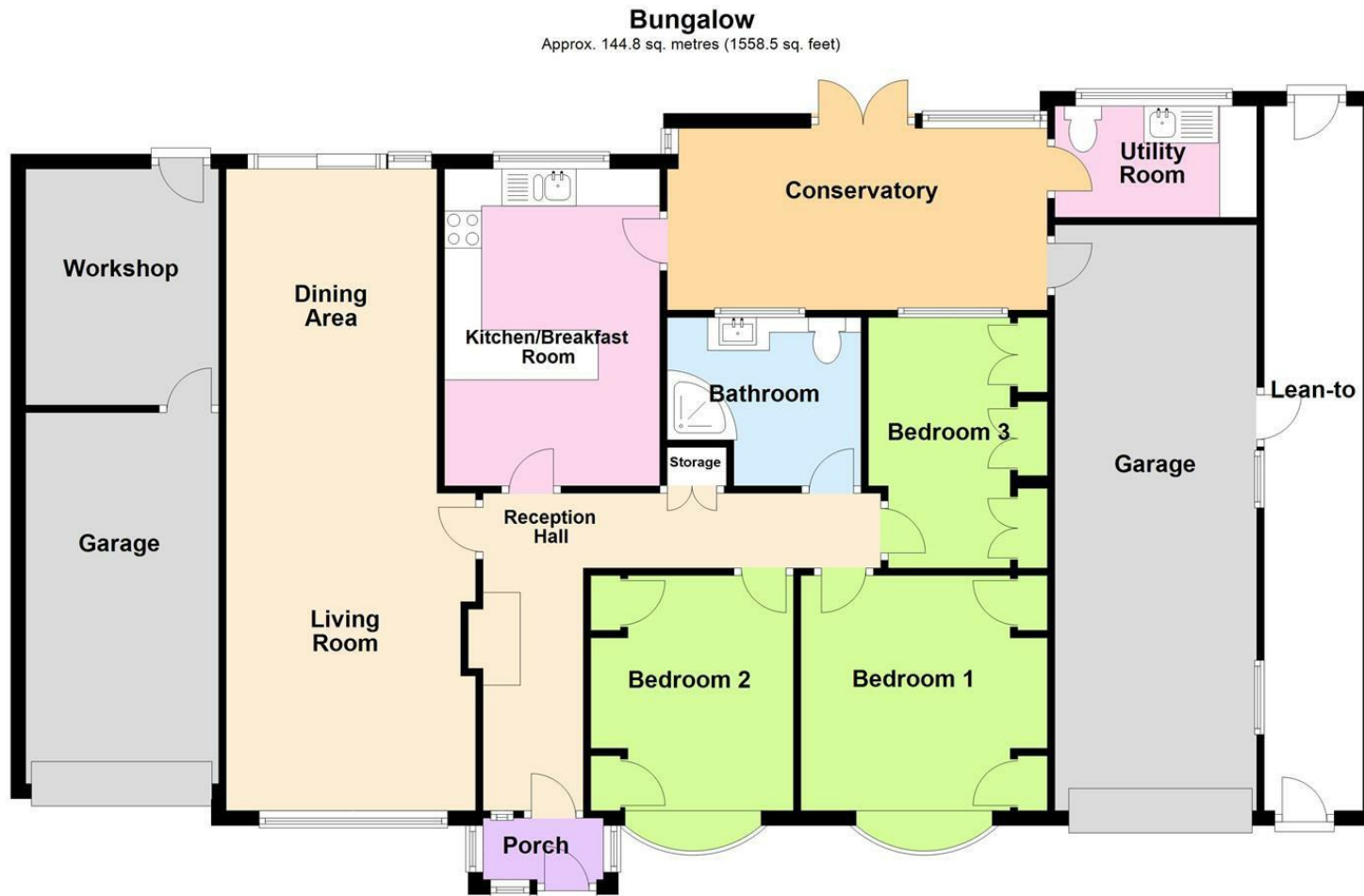
Viewing:

Strictly by prior appointment with Earles (01564 794 343).

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Total area: approx. 144.8 sq. metres (1558.5 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	52

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

