



**12 The Dale,
Wootton Waven, Warwickshire, B95 6AZ
Offers In The Region Of £280,000**

An excellent opportunity to acquire this two bedroomed, end of terraced property situated in the sought after location of Wootton Wawen. The property offers great scope for improvement and modernisation, and there is some scope at the side and rear for a single or two storey extension (subject to planning consent being obtained). In addition, the small garden wall at the end of the garden could be partly removed to allow vehicular access into the garden area, to include a driveway and hard standing for parking. In brief, the property comprises; porch, living room, breakfast kitchen, conservatory, two good sized bedrooms and family bathroom. The property further benefits from a West facing rear garden with open views to the fields beyond and is being offered for sale with no onward chain. This is the first time the property has been on the market for 65 years since new.

Wootton Wawen has a great deal to offer, with a local shop, post office, primary school, two excellent pubs, village hall, and renowned Anglo-Saxon parish church. The nearby railway station ("Wootton Wawen") provides regular trains to Stratford-upon-Avon and Birmingham City Centre. There is also a bus route that runs to Stratford-upon-Avon, Shirley and Solihull Town Centre. It is conveniently located for major road and rail networks, with the M40 (J16) and M42 (J3A) motorways located just 5 miles and 7 miles, respectively. The village lies approximately 1.5 miles South 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, and secondary schools.



Situated in an enviable position at the end of a quiet cul-de-sac with open fields to the side. There is on road parking and access to the garage at the rear. Approached via a paved footpath, there is a laid to lawn foregarden and wrought iron gate providing side access to the rear garden. A UPVC double glazed front door opens into:-

Porch

With UPVC double glazed windows to the front and sides, tiled flooring and lighting. A timber door opens into:-

Lounge

With UPVC double glazed bow window to the front, staircase rising to the first floor, electric night storage heater, fireplace with inset electric fire, timber glazed sliding door with matching side panel opens into:-

Breakfast Kitchen

A range of wall and base units with roll top work surfaces over, inset stainless steel sink unit with chrome mixer tap over, space and plumbing for a washing machine, space for a fridge and cooker, UPVC double glazed window to the rear, built in storage cupboard with hanging rail and shelving, electric night storage heater and UPVC double glazed sliding door with matching side panel opens into:-

Conservatory

With UPVC double glazed windows to three sides, UPVC double glazed door to the rear garden, power, lighting and T.V aerial point.

First Floor

With hatch giving access to the loft which houses the hot water tank, doors to two bedrooms and bathroom.

Bedroom One

Large UPVC double glazed window to the front overlooking the countryside beyond, built in wardrobes with hanging rail and shelving and built in storage cupboard with fitted shelving.

Bedroom Two

UPVC double window to the rear overlooking the garden

and countryside beyond, built in wardrobes with hanging rail and shelving and built in storage cupboard with fitted shelving.

Bathroom

4-piece bathroom suite comprising; panelled bath, shower unit with 'Triton T80 easi' electric shower over, pedestal wash hand basin and low level W.C. Tiling to splash back areas, heated towel rail/radiator, wall cupboard with fitted shelving and UPVC double glazed window to the rear.

West Facing Rear Garden

Mainly laid to lawn with paved patio area. A wrought iron gate provides side access to the front of the property. There is a cold water tap and mature borders housing a range of plants, shrubs and bushes. A paved pathway leads to the bottom of the garden with a wrought iron gate providing access to the rear garage. Feature open views over the fields to the side.

Garage

With metal up and over door.

Additional Information

Services:

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

Tenure:

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

Council Tax:

Stratford-on-Avon District Council - Band C

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/>
Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with outdoor availability being rated 'Likely' for all providers and the indoor availability being rated as

'Limited' for EE, 'None' for O2, 'None' for Vodafone and 'None' for Three. For more information, please visit: <https://checker.ofcom.org.uk/>.

Flood Risk:

This location is in 'Flood Zone 1 (Low Probability). For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>

Fixtures & Fittings:

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

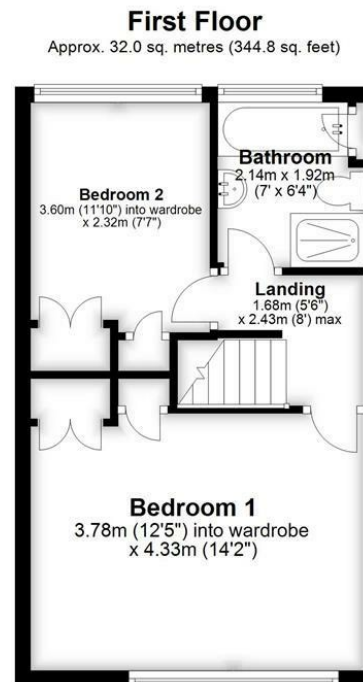
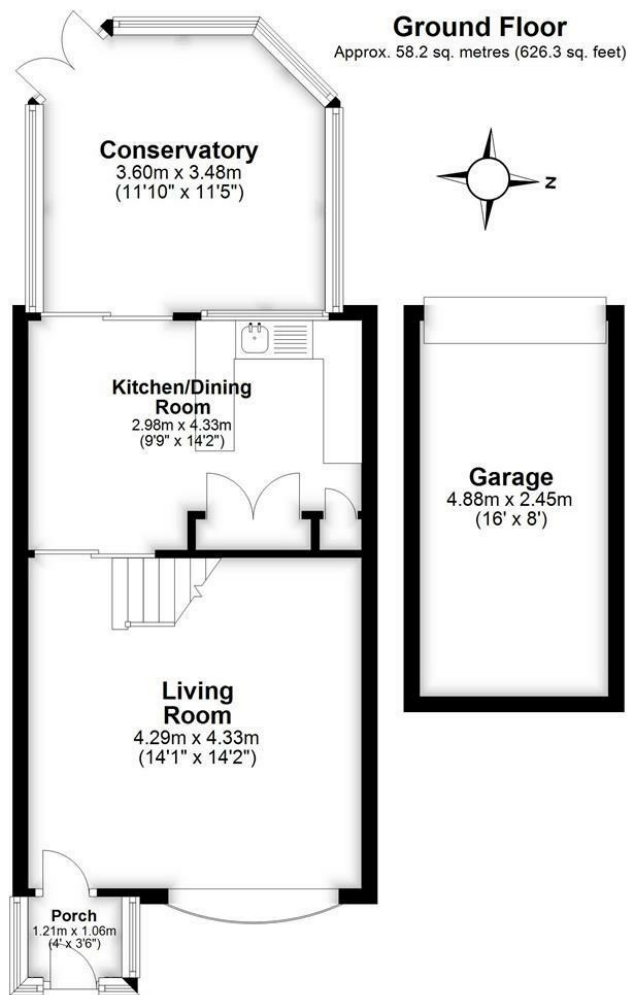
Viewing:

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

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.







Total area: approx. 90.2 sq. metres (971.1 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.

