



EARLES
TRUSTED SINCE 1935



24 St. Laurence Close
Rowington, Warwickshire CV35 7AG

£400,000

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

Located in the popular village of Rowington, this end of terrace property briefly comprises; three bedrooms, one bathroom, lounge and breakfast kitchen. The property further benefits from a South-West facing wrap-around garden, open views to the countryside beyond and driveway parking. The property has been fully renovated to include new electrics and central heating system all only 18 months old.

One of the most sought-after villages in Warwickshire, Rowington is home to 'The Case Is Altered' pub and the parish church of St. Laurence which dates back to the medieval era. The village is within easy access of the M42 (J4) which provides fast links to the M1, M5, M6 and M40 motorways. There are local bus services running to Warwick and Solihull as well as rail services which operate from the nearby stations of Hatton, Claverdon and Warwick Parkway. The latter station provides regular trains to both Birmingham City Centre and London Marylebone.



Set back from the road at the end of a quiet cul-de-sac, there is a laid to lawn foregarden and gravelled driveway providing off road parking for two vehicles. A timber gate gives side access to the garden where a UPVC double glazed door opens into:-

Entrance Hall

10'3" x 5'0" (3.14m x 1.53m)

With tiled flooring, radiator, and staircase rising to the first floor.

From the hall, a door opens into:-

Lounge

16'7" x 12'0" (5.08m x 3.66m)

Two large UPVC double glazed windows to the front and radiator.

From the hall, a door opens into:-

Breakfast Kitchen

14'7" x 10'6" (4.47m x 3.22m)

This modern fitted 'Howdens' kitchen features a range of wall, base and drawer units with Corean work tops over and matching up-stands. Feature kitchen island with space for 4-bar stools, inset sink unit with chrome mixer tap over, inset electric 'Hotpoint' hob. Individual full height refrigerator & freezer. Built in eye level 'Lamona' double oven. Space and plumbing for a dishwasher. Dual aspect with UPVC double glazed window to the side and large picture window to the rear. Tiled floor with underfloor heating. Door to pantry cupboard and door opening into:-

Utility Area

12'2" max x 6'8" (3.71m max x 2.04m)

With door to the front, two fitted storage cupboards. Utility cupboard with space and plumbing for an automatic washing machine and tumble dryer. Door opening into:-

Store Room

7'6" x 6'2" (2.29m x 1.89m)

With tiled flooring and UPVC double glazed window to the rear.

First Floor

With radiator, UPVC double glazed picture window overlooking the countryside beyond, hatch giving access to the loft (partially boarded with lighting).

Bedroom One

10'8" x 10'1" (3.26m x 3.09m)

With radiator and large UPVC double glazed picture window overlooking the beautiful rolling countryside beyond.

Bedroom Two

13'9" x 9'7" (4.21m x 2.93m)

Large UPVC double glazed window to the front and radiator.

Bedroom Three

6'8" x 10'10" (2.04m x 3.31m)

With UPVC double glazed window to the front, radiator and fitted storage cupboard with hanging rail and automatic lighting.

Bathroom

9'1" max x 5'7" (2.79m max x 1.72m)

Panel bath with mains fed 'Drench Head' shower over and additional hand held attachment. UPVC double glazed obscure window to the side, low level W.C, floating vanity unit with inset wash hand basin with chrome mixer tap over, chrome ladder style heated towel rail, extractor fan, feature tiling to walls and karndean flooring.

South Facing Rear Garden

Large paved patio to the side with timber gate giving access to the front of the property. A timber picket gate opens into the garden, mainly laid to lawn with paved patio area and open views over the Warwickshire Countryside beyond.

Additional Information

Broadband:

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, please visit the link

(<https://checker.ofcom.org.uk/>).

Services:

Mains drainage, electricity and water are connected to the property. The heating is via an oil fired 'Worcester Bosch' external boiler, situated outside to the rear garden, only 18 months old.

Tenure:

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

Council Tax:

Warwick District Council - Band C

Fixtures & Fittings:

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

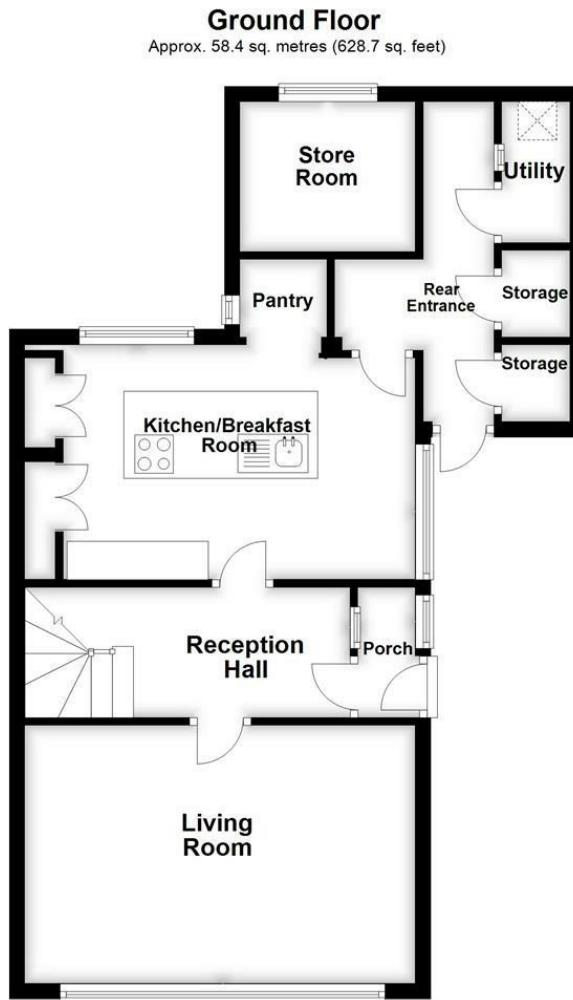
Viewing:

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

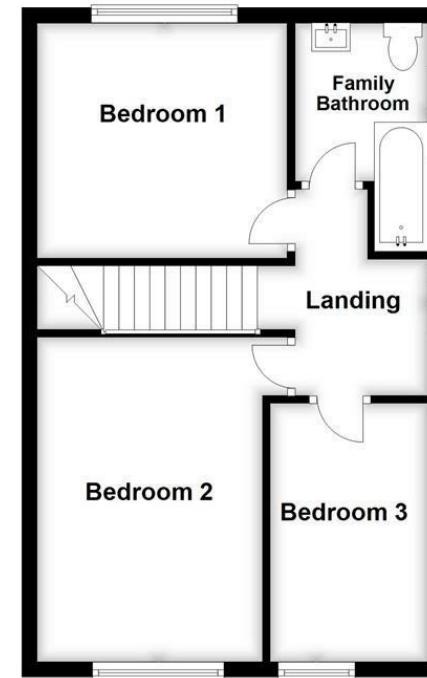
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First Floor
Approx. 42.1 sq. metres (452.7 sq. feet)



Total area: approx. 100.5 sq. metres (1081.4 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 of 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			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

