



80 Grange Road,
Bearley, Nr. Stratford-Upon-Avon, Warwickshire, CV37 0SF
Offers In Excess Of £325,000

This is a fantastic opportunity to acquire a three-bedroom detached bungalow located in a charming setting in Bearley. The property includes a detached garage, ample parking space for multiple vehicles, and a beautiful south-facing rear garden. In summary, the bungalow features a porch, a reception hall, a living room, a dining kitchen, a utility/store room, a conservatory, three bedrooms, and a family bathroom.

The delightful village of Bearley lies between the two neighbouring towns of Henley-in-Arden (Approximately 4 miles) and Stratford-Upon Avon (Approximately 4.5 miles). With a fine 12th century parish church (St Mary's), village hall, Bearley Sports and Social Club, Bearley Aqueduct (Edstone), excellent children's playground and plenty of beautiful walks over the rolling Warwickshire Countryside. Stratford Armouries museum and soft play centre is located just 2.8 miles away and Stratford-Upon-Avon Gliding Club just 1.2 miles away. Bearley railway station offers regular trains to Stratford, Warwick and Leamington Spa, plus Solihull & Birmingham. The X20 bus service provides regular busses to Stratford-upon-Avon, Henley-in-Arden, Solihull & Birmingham.

The M42 (J3A) and M40 (J16) motorways are located just 11 miles and 9 miles respectively and provides access to Birmingham to the north, London to the south and the national motorway network. Warwick 8.3 miles, Warwick Parkway Station 8.7 miles (trains to London Marylebone from 87 minutes), Birmingham International Airport 18.4 miles, Birmingham city centre 30 miles(distances aprox).



Set back from the road behind a lawned foregarden with a range of mature plants, shrubs and bushes. A paved footpath leads down the side of the property and to the rear garden. A UPVC double glazed front door with matching side panels opens into:-

Porch

With tiled floor, UPVC double glazed window to the side and part glazed timber front door opening into:-

Entrance Hall

With radiator, hatch giving access to the loft, cloaks cupboard and doors to three bedrooms, bathroom, living room and kitchen.

Living Room

Feature fireplace with inset gas fire, tiled hearth and timber mantle over, two radiators, serving hatch through to the kitchen/dining room and UPVC double glazed sliding doors opening into:-

Conservatory

With UPVC double glazed windows to three sides and french doors giving access to the rear garden. Power and lighting and two roof lights.

Kitchen/Dining Room

A range of wall and base units with roll top work surfaces over, inset sink unit with chrome mixer tap, space for a freestanding cooker with extractor hood over, space and plumbing for a dishwasher, space for an under-counter refrigerator, tiling to splash backs. Airing cupboard with fitted shelving and radiator. To the dining area is space for a table and chairs, radiator, fitted wall display cabinets and serving hatch through to the living room. From the kitchen, a door opens into:-

Utility/Store Room

With UPVC double glazed window to the side, power and lighting, space and plumbing for an automatic washing machine, and timber door to the side giving access to the rear garden.

From the kitchen, a part glazed timber door opens into:-

Rear Porch

With UPVC double glazed window to the front and UPVC double glazed door to the side giving access to the front and rear of the property. Storage cupboard with fitted shelving.

Bedroom One

Feature UPVC double glazed bow window to the front, radiator, fitted 4-door wardrobe with a range of hanging rails and shelving. Further fitted bedside wall cupboard with fitted shelving, two bedside cabinets and chest of drawers.

Bedroom Two

With UPVC double glazed window to the rear and radiator.

Bedroom Three

UPVC double glazed window to the side, radiator, fitted 3-door wardrobe with hanging rails and shelving. Fitted dressing table and storage unit with fitted shelving.

Bathroom

Fully tiled, panelled bath with chrome mixer tap and 'Triton Enrich' electric shower over and shower glazed screen, pedestal wash hand basin with chrome mixer tap over, low level W.C. UPVC double glazed obscure window to the rear and chrome ladder style heated towel rail.

Outside

Outside W.C & Boiler Room

Housing the wall mounted 'Worcester' combination boiler, low level W.C and UPVC double glazed window to the rear.

South Facing Rear Garden

An attractive laid to lawn rear garden of Southerly aspect, bound by timber fencing. Two timber picket gates give access to the rear driveway and garage.

Garage

With corrugated tin roof, up and over garage door. Timber partitioned internal wall leads through to store area with power, lighting and fitted shelving.

Parking

Accessed from School Lane via a shared driveway to the rear of the property. No.80 benefits from being at the end of the drive with parking for multiple vehicles and access to the garage.

Additional Information

Services:

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

Broadband:

Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1800 Mbps and highest available upload speed of 220 Mbps. For more information, please 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 'Limited'. 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>

Council Tax:

Stratford-on-Avon 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.

Tenure:

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

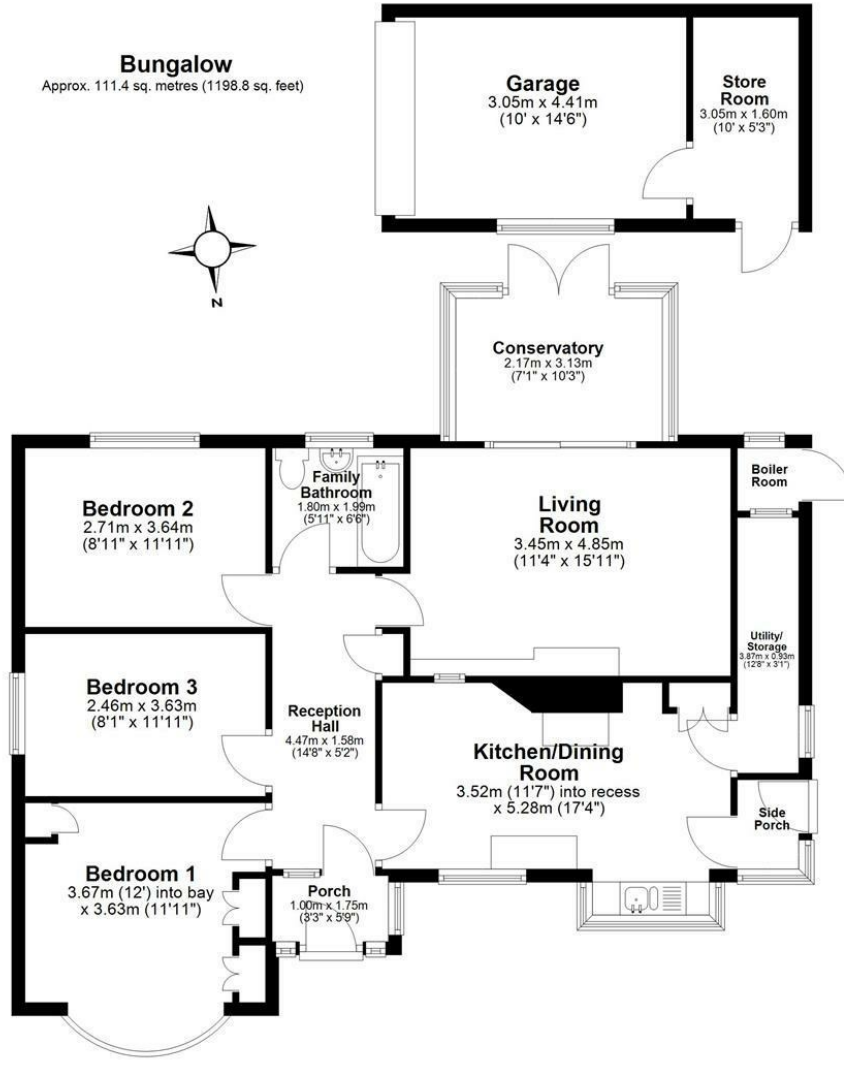
Viewing:

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

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Total area: approx. 111.4 sq. metres (1198.8 sq. feet)

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		82	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	67		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

